



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	84	86
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



SALES & LETTINGS

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Walker Wood, Baildon, BD17 5BE  
Offers Over £550,000 Freehold

Immaculate 4 Double Bedroom Detached \*\* Corner Plot \*\* Parking for Multiple Vehicles \*\* Extended Kitchen \*\* 2 Reception Rooms \*\* Quiet Location \*\* Multiple Bathrooms \*\* Solar Panels. Located in a quiet and highly desirable part of Baildon, this immaculately presented 4 double bedroom detached family home occupies a generous corner plot with attractive wrap-around gardens and extensive off-road parking, making it ideal for modern family living.

The property opens into a spacious entrance hallway leading to a bright and comfortable lounge, perfect for relaxing. A separate dining room with stylish Oak wood media panelling provides an excellent space for entertaining and family meals.

The extended kitchen is fitted with a modern range of matt white base & wall units complemented by wood-effect worktops. brushed chrome range cooker, overhead extractor and space for a dishwasher, washing machine and tumble dryer. A practical rear entrance porch offers additional storage and convenient garden access, while a useful ground floor wet room with WC adds further practicality.

To the first floor are four well-proportioned double bedrooms one is an en suite, offering flexible accommodation for family life, guests or home working.

Externally, the property features a large tarmac driveway providing parking for several vehicles, along with a separate pebbled area for additional off-road parking. The

wrap-around gardens provide a pleasant outdoor space for relaxing or entertaining and are fully enclosed with secure fencing. Further features include external power points and CCTV. The garage benefits from full electricity and is currently arranged as a workshop space, complete with a water basin, wood burner and a separate alarm system.

Additional benefits include solar panels, helping to improve energy efficiency and reduce running costs. The property is conveniently located within easy reach of Baildon village centre, local amenities, well-regarded schools and transport links.

