

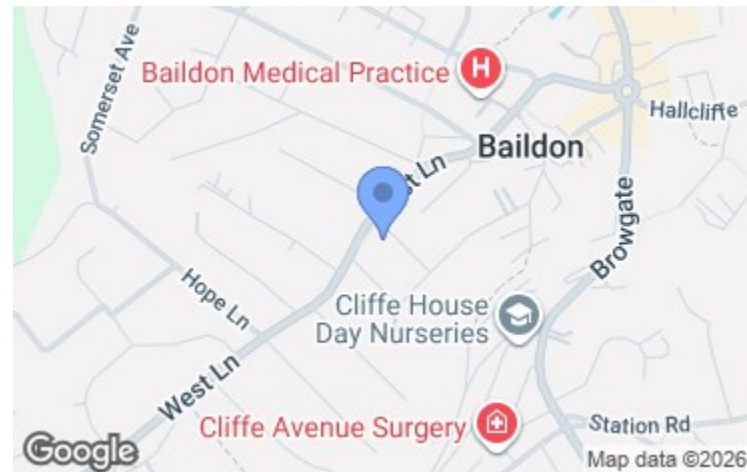
Total floor area: 220.7 sq.m. (2,375 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing arrangements

Strictly by appointment through WW Estates



Directions

See Mapping.



West Avenue, Baildon, BD17 5HA

£475,000

9 Browgate, Baildon, BD17 6BP | | | www.wwestateagents.com

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.



West Avenue, Baildon, BD17 5HA

 3  4  2

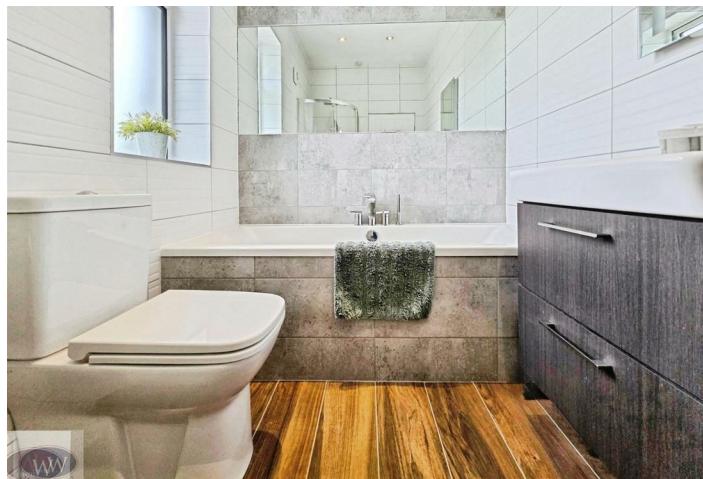
**** Extended Yorkshire Stone Semi-Detached Home **** 4 Bedrooms ** 2 Reception Rooms ** 2 Bathrooms ** Dining Kitchen & Utility Room ** Guest Cloak W.C. ** Sun Room/Conservatory ** Top-floor 4th Bedroom ** Large Basement With Gym, Play & Storage Space ** Private Gardens & Decking Area ** Driveway Parking & Store Garage ** Over 2,350 Sq Ft of Space **

Situated at the head of a quiet cul-de-sac in the highly sought-after Upper Central Village area of Baildon, this substantial four-bedroom Yorkshire stone-built semi-detached home presents a rare opportunity to acquire a beautifully proportioned family residence in one of the village's most desirable settings. Offering spacious and versatile accommodation arranged over multiple floors, the property is perfectly suited to growing families, those working from home, or buyers simply seeking additional living space both inside and out.

Enjoying an attractive elevated position with generous three-sided gardens, the home benefits

from a wonderful sense of privacy while remaining within easy reach of Baildon's excellent local amenities, well-regarded schools, independent cafés, pubs, shops, and transport links. Combining character, space, and practicality, the property effortlessly blends traditional charm with modern family living.

Beautifully extended and thoughtfully improved by the current owners, the home retains a wealth of appealing period features including bay windows and fireplaces, while incorporating practical additions designed for contemporary lifestyles. The result is a warm and inviting home offering flexible living accommodation, excellent entertaining space, and an abundance of natural light throughout.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Stunning 4 Bedroom Yorkshire Stone Built Home 2 Reception Rooms & Close to Village Centre Amenities

Rating authority
Borough Council Tax Band D

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold