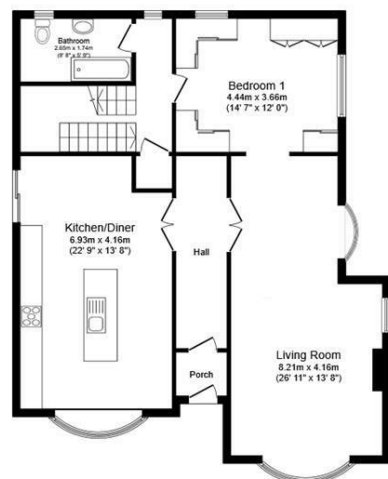
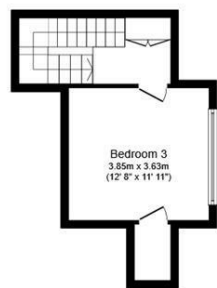


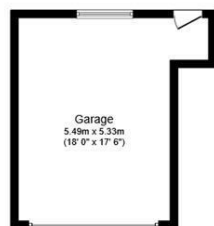
**Lower Ground Floor**  
Floor area 48.4 sq.m. (521 sq.ft.)



**Ground Floor**  
Floor area 103.6 sq.m. (1,115 sq.ft.)



**First Floor**  
Floor area 23.5 sq.m. (253 sq.ft.)



**Garage**  
Floor area 24.4 sq.m. (262 sq.ft.)

**Total floor area: 199.9 sq.m. (2,151 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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>	EU Directive 2002/91/EC		

**Viewing arrangements**

Strictly by appointment through WW Estates



**Directions**

See Mapping



**Roundwood Road, Baidon, BD17 7JZ**  
**Guide Price £550,000**

9 Browgate, Baidon, 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.



Roundwood Road, Baildon, BD17 7JZ



**\*\*DETACHED HOME \*\* OVER 2000 SQ FT \*\*  
 GUIDE PRICE £550,000 – £575,000 \*\*  
 THREE DOUBLE BEDROOMS \*\* TWO  
 HOUSE BATHROOMS \*\* DOUBLE GARAGE  
 \*\* GENEROUS WRAP AROUND & TIERED  
 GARDENS \*\* LARGE PLOT \*\* CLOSE TO  
 AMENITIES \*\* A beautifully presented and  
 distinctive detached family home set on a  
 generous plot, offering over 2000 sq. ft. of  
 versatile living space. To the front, a large  
 driveway provides ample parking for multiple  
 vehicles, alongside a double garage with electric  
 door and utility area. The property is framed by  
 well-maintained, generous gardens, creating an  
 attractive first impression.**

Step inside to a spacious entrance hall which provides access to a recreation room, an impressive open-plan kitchen diner, and the bedroom accommodation located at the end of the hallway. The modern open plan kitchen diner is a superb entertaining space, thoughtfully designed with extensive worktops, wall & base units, integrated appliances & central island /breakfast bar, and ample room

for dining. The lounge is a standout feature, measuring approximately a generous 27ft in length, offering a bright and expansive area perfect for relaxing or hosting, complete with gas fire & stone fireplace.

The property boasts three well-proportioned double bedrooms across three levels and two modern house bathrooms on two levels, providing flexibility for families or those working from home. A useful under-house cellar/storage room adds further practicality.

Externally, the home truly excels with spacious & immaculately maintained tiered wrap-around gardens. Designed to capture the sun throughout the day, there are multiple seating areas including a balcony, patio, summer house and rear lawn, ideal for both entertaining and quiet enjoyment.

Situated in a highly desirable location close to Baildon railway station, excellent bus routes, well-regarded local schools, pubs, and shops, this unique home combines space, style, and convenience in equal measure.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

Fixtures & fittings  
3 Double Bedroom Detached House Over 2000 sq ft

Rating authority  
Borough Council Tax Band E

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