



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	78
EU Directive 2002/91/EC			



Directions

See Map



Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwestateagents.com

Gill Beck Close, Shipley, BD17 6TJ

£450,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | 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.



Situated in a highly desirable quiet cul-de-sac area of Baildon, this impressive four Double bedroom detached family home occupies a generous corner plot with expansive wrap-around gardens & Double Garage, offering excellent potential for extension or further development (subject to the necessary planning consents).

The property briefly comprises an inviting entrance hall leading into a spacious living room, which opens via internal doors into a separate dining room. The dining area benefits from French doors providing direct access to the patio and garden, creating an ideal space for entertaining. The kitchen is fitted with a range of wall and base units along with a breakfast bar, complemented by a separate utility room, downstairs WC, and useful understairs storage cupboard.

To the first floor, there are four well-proportioned double bedrooms. Bedrooms one to three feature fitted wardrobes, while bedroom four includes a built-in storage cupboard currently used as wardrobe space. The house bathroom comprises a four-piece suite including a shower cubicle, bathtub, wash basin, and WC. The Property also enjoys far reaching views down valley over Esholt,

Yeadon & Rawdon.

Externally, the property stands on a substantial corner plot with generous gardens to multiple sides, offering both privacy and versatility & offering excellent potential for extension or further development (subject to planning consents). A double garage and double driveway provide ample off-road parking for multiple vehicles.

Ideally located within close proximity to Baildon C of E Primary School, this home is perfect for families seeking space and access to well-regarded local schools. The property is also conveniently situated near Baildon railway station, offering excellent transport links to Leeds, Bradford, Shipley and Saltaire, as well as being within easy reach of a wide range of local amenities.

An excellent opportunity to acquire a spacious family home with fantastic future potential.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
4 Double Bedroom Home on Spacious Corner Plot.

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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold