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Walker Wood, Baildon, West Yorkshire, BD17 5BE

An attractive detached family home set within well-maintained gardens, with garage store and driveway parking. This fantastic, recently modernised home features an open plan kitchen diner, living room, three good sized bedrooms, luxurious house bathroom and ground floor W.C. Conveniently situated within walking distance of popular schools and Shipley Glen.

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Walker Wood, Baildon, West Yorkshire, BD17 5BE

Harrogate 18 miles, Skipton 16 miles, Leeds 12 miles (all distances approximate)

Offers in excess of: £450,000



General Remarks

Occupying an attractive position within a sought-after residential setting, this beautifully presented detached family home offers well-proportioned accommodation complemented by stylish interiors and a practical layout ideally suited to modern family living. Finished predominantly to a high standard throughout, the property is ready for immediate occupation, with only minor cosmetic improvements potentially required in certain areas to suit individual tastes.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hallway providing access to the principal ground floor rooms. The spacious living room offers an elegant and comfortable environment for both relaxation and entertaining, featuring tasteful décor and an abundance of natural light. Undoubtedly the heart of the home is the impressive open-plan kitchen diner, thoughtfully designed with a range of quality fitted units, integrated appliances and generous dining space, creating an ideal setting for everyday family life and social gatherings alike. A useful utility room will provide additional storage and laundry facilities, whilst a stylish ground floor W.C. completes the accommodation on this level.

To the first floor, a central landing leads to three well-proportioned bedrooms. The generous principal bedroom provides a peaceful retreat, whilst the second bedroom offers excellent space for family members or guests. The third bedroom is highly versatile and could equally serve as a nursery, dressing room or home office. Serving the bedrooms is a contemporary house bathroom, finished to an excellent standard with modern fittings and attractive finishes.

A particular feature of the property is the fully boarded loft space, complete with lighting and excellent storage capacity. The current layout has already identified a potential position for a staircase, with a purpose-created cupboard providing an obvious location from which access to a second floor could be established. As such, the loft offers exciting potential for conversion into a spacious fourth bedroom or additional living accommodation, subject to the necessary planning permissions and building regulations, making it an attractive proposition for growing families or those seeking further flexibility in the future.

Externally, the front and rear gardens are meticulously well kept, featuring lawned gardens, well stocked borders, planting beds and varying mature hedges and trees. The front has a paved driveway leading to a garage store and there is access to the rear at both sides of the house. The rear garden faces south and overlooks woodland offering a degree of privacy and seclusion.

Baildon is a popular village which offers a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football grounds. Baildon has a rural location with moorland countryside close by as well as allowing daily commuting by rail to Leeds and Bradford. Motorway and air networks are also within easy reach. The area is also close to the World Heritage site of Saltaire and to the green corridor of the Leeds Liverpool Canal with its scenic walks and national cycle path.













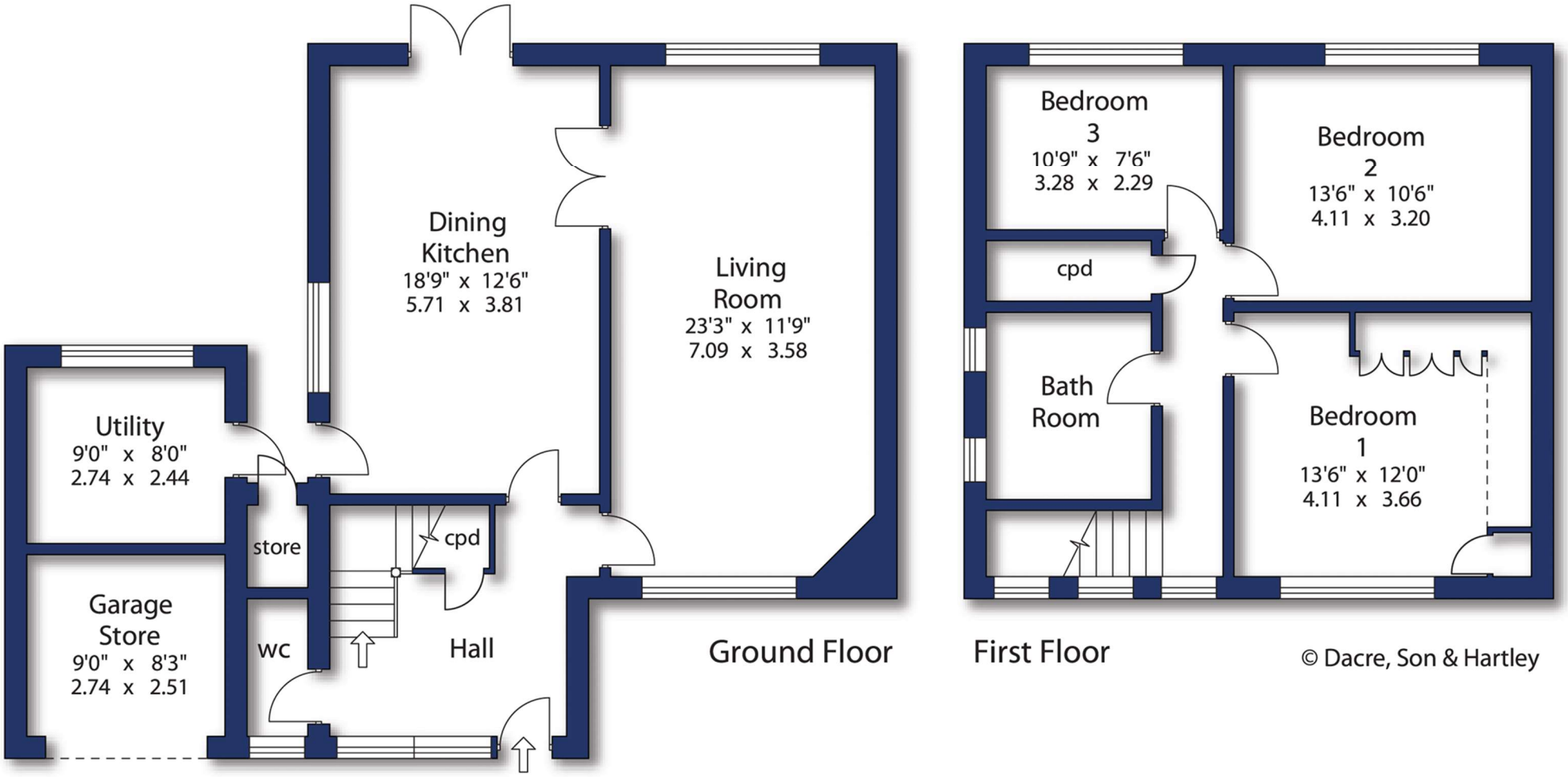








Floorplans



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Directions

From Baildon centre proceed up Westgate. At the crossroads turn left into West Lane. After approx. one mile this road becomes Lucy Hall Drive. Turn left into Woodlands Grove then left into Walker Wood. At the T junction turn right and follow the road round where property is on the right-hand side, identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words mops.rises.intrigued

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- Driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

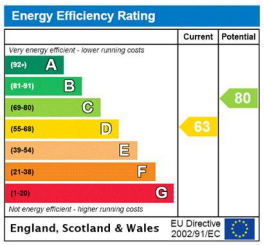
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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