



Highmoor Walk, West Lane, , Baildon, BD17 5TT

Offers In Excess Of £425,000



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DESCRIPTION

Viewing is essential of this impressive four-bedroom property, with an ensuite to the master bedroom, which has been thoughtfully upgraded by the current owners. The home features fully renovated bathrooms, gas central heating, double glazing, a wood-burning stove in the lounge, newly constructed porch, contemporary dining kitchen with a useful utility room, and an electric roller shutter for the garage.

Inside, the property boasts an entrance hallway, a downstairs w/c, a lounge, a dining kitchen, a utility room, and a spacious conservatory with direct access to the garage. On the first floor, there are four bedrooms two of which include fitted wardrobes and master bedroom with an ensuite, as well as a house bathroom.

Externally, the property includes a front driveway offering ample parking leading to the garage, a front easy maintenance garden, and a generously sized rear garden with composite decking, perfect for outdoor activities and entertaining. The current owners also have the benefit of Ultra-Fast Broadband which will appeal to families with children or those working from home.

Situated in the desirable area of Baildon, this modern four-bedroom detached home enjoys a prime location near the picturesque Baildon Moor. The area offers an array of amenities, including shops, restaurants, and several highly regarded primary schools, as well as the prestigious Salts Grammar School. Baildon also boasts excellent recreational facilities, such as rugby, football, and cricket grounds, alongside a golf course. For commuters, Baildon train station provides convenient transport links.

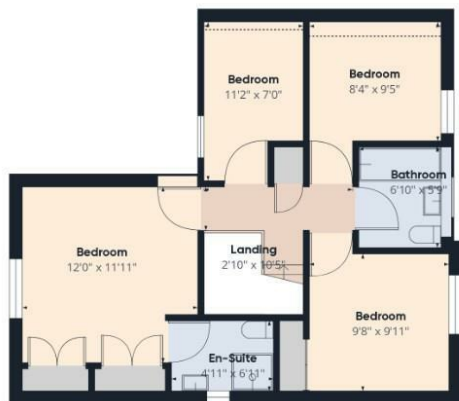
Baildon's proximity to local attractions enhances its appeal, with the beauty of Shipley Glen offering immediate access to miles of scenic footpaths, including the Dales Way link. Nearby, the historic World Heritage Site of Saltaire and the Leeds/Liverpool Canal provide idyllic settings for walking and cycling, making this home perfect for those seeking a balance of modern living and







Floor 0



Floor 1

Approximate total area⁽¹⁾

1395 ft²

Reduced headroom

12.41 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

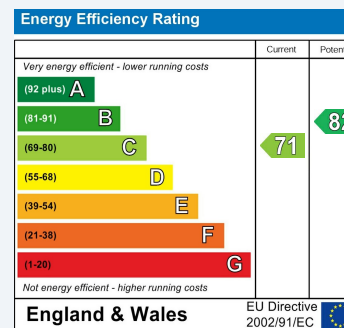
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewings

Please contact shipleys@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.