

Total floor area: 161.0 sq.m. (1,733 sq.ft.)

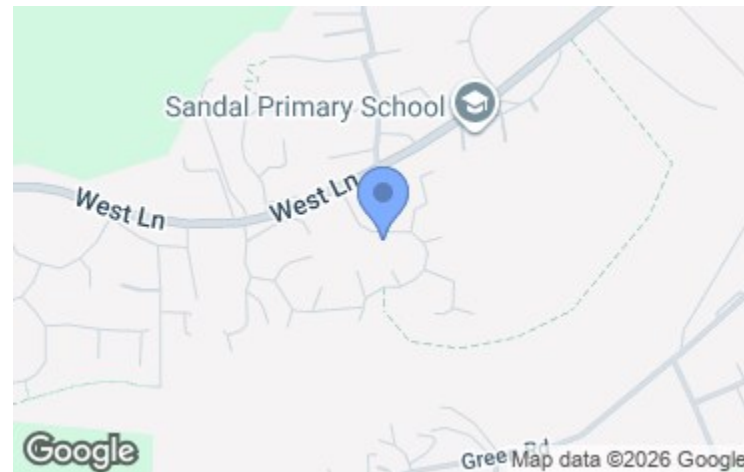
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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>		70	83
	EU Directive 2002/91/EC		

**Viewing arrangements**

Strictly by appointment through WW Estates



**Directions**

See Mapping



**Oakleigh View, Baildon, BD17 5TP**

**£450,000**

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.



# Oakleigh View, Baildon, BD17 5TP

 2  4  2

Detached Family Home \*\* 4 Bedrooms \*\* 2 Reception Rooms \*\* Dining Kitchen \*\* utility Room \*\* Conservatory \*\* South Facing Garden \*\* Integral Garage \*\* This property offers an outstanding blend of space, style, and versatility. Beautifully presented throughout and ready to move into, the property occupies a generous plot south-facing rear aspect, maximising natural light and outdoor living. Boasting far-reaching views and a peaceful setting, it is ideally positioned close to Sandals School, local village amenities, and picturesque moorland walks.

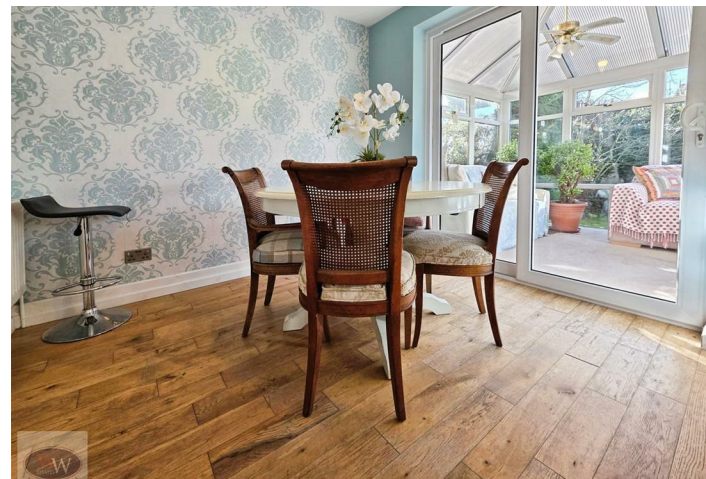
The property opens into a bright and welcoming entrance hall, setting the tone for the well-appointed accommodation. A spacious lounge provides an elegant yet comfortable setting for relaxing and entertaining, flowing seamlessly into a dining area to create a superb sociable space. This leads into a modern open-plan kitchen, thoughtfully fitted with a range of contemporary units and designed for both practicality and style.

A separate utility room offers additional storage and convenience, with integral access to the garage. To the rear, a conservatory provides an excellent additional reception space, enjoying pleasant

garden views and an abundance of natural light. A downstairs WC completes the ground floor.

To the first floor, the landing leads to four generously sized double bedrooms. The principal bedroom features fitted wardrobes and a stylish ensuite shower room with walk-in shower. A further front facing double bedroom with freestanding wardrobe, while the remaining bedrooms offer excellent flexibility for family living, guests, or home working. A contemporary four-piece house bathroom completes the accommodation, featuring a bath, separate walk-in shower, WC, and wash basin.

Externally, the south-facing rear garden is ideal for outdoor entertaining, with a lawn, patio, and decking area. To the front, a driveway provides off-road parking and leads to an integral garage, completing this superb family home.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
4 Double Bedroom Detached home with south facing gardens.

**Rating authority**  
Borough Council Tax Band E

**Services**  
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**Tenure**  
Freehold