



## Brian Close Walk, Baildon, West Yorkshire

High specification modern four bedroom semi detached property within this select development | Appealing features including master en-suite, open plan family kitchen/dining and living area | Stylish well equipped kitchen & contemporary bath & shower rooms finished to an exemplary standard | Superbly planned spacious and flexible accommodation arranged over three floors | Extremely convenient location, well placed for Baildon Railway station | Driveway parking and enclosed patio garden

**£325,000 (Guide Price)**



# Brian Close Walk, Baildon, West Yorkshire

## DESCRIPTION

Situated in this convenient position off Otley Road, Baildon, within easy reach of both Shipley and Guiseley, this stunning four bedroom semi detached home offers fantastic, flexible and deceptively spacious family accommodation.

Located on a select development within a cul-de-sac position of just 10 properties, Built to an exceptional standard and specification and having accommodation arranged over three floors with a superb range of high quality fixtures and fittings, gas fired central heating and 'anthracite' uPVC double glazed windows.

The property in brief comprises : Entrance hall, cloak room w.c, spacious open plan family living, kitchen and dining space including a stylish kitchen with integrated appliances and living area with French doors leading to the enclosed patio garden to the rear. The ground floor is fitted with luxury vinyl flooring throughout.

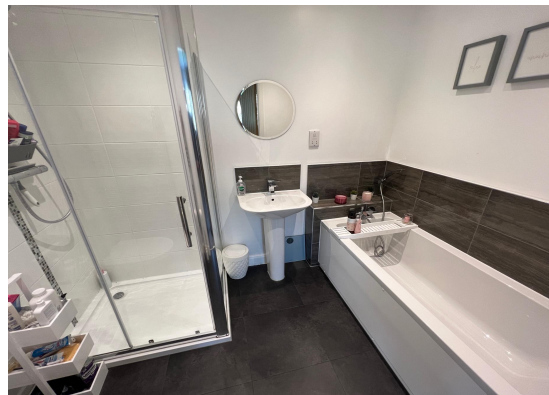
At first floor level there is a good sized landing, living room/optional bedroom further bedroom and the contemporary fitted house bathroom / wc with a four piece suite. At second floor level there are two further large double bedrooms, including the master bedroom which has an en-suite bathroom, again including a contemporary four piece suite with separate shower and bath.

Boasting an impressive Energy Performance Rating - B/85.

There is parking for two vehicles on the driveway to the fore and the property has a pleasant enclosed paved patio garden to the rear.

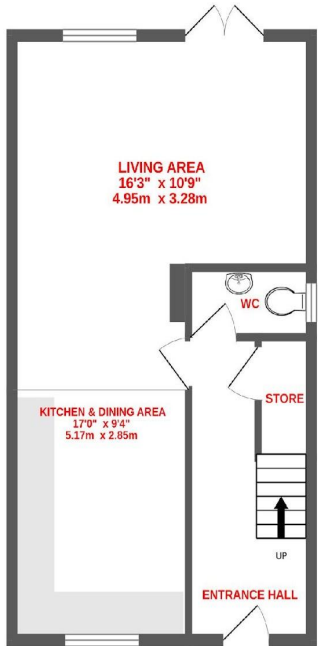
Early internal viewing is essential

**DIRECTIONS:-** Leaving Saltaire via Saltaire Road, proceed to the major junction at Foxes Corner turning left into Otley Road. Follow Otley Road for some distance continuing through the next set of traffic Lights. Proceed again for some distance watching out for the Brian Close Walk on the left hand side, shortly after Roundwood Road.

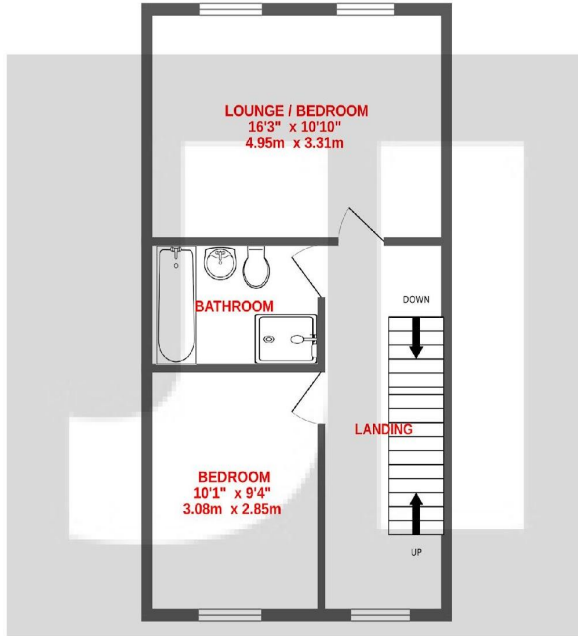




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## DISCLAIMER

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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## OPENING HOURS

Monday to Friday 9am-5:30pm, Saturdays 9am to 1pm, Sunday's closed