



Ingleholme, Fyfe Lane, Baildon, West Yorkshire, BD17 6DL

NO ONWARD CHAIN - An extended 1920s semi-detached family home within close proximity to Hoyle Court Primary School, Baildon Railway Station and having excellent access to nearby towns of Guisley and Shipley. With three bedrooms, a house bathroom, two reception rooms, and a large open plan kitchen diner. Additionally, there is off-street parking, garage and gardens.

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

Guide Price: £300,000

General Remarks

This charming period semi-detached home built in the 1920s is located in a highly sought-after residential area of Baildon, offering a wonderful blend of character, comfort, and convenience. Ideally situated within easy reach of highly regarded local schools, a wide range of everyday amenities, and scenic countryside walks, the property is also just a short distance from Baildon train station - making it an excellent choice for commuters and families alike.

The ground floor accommodation is both spacious and thoughtfully arranged, offering a perfect balance of character and practicality. Upon entering the property, you are greeted by an entrance porch leading into a welcoming hallway. To the front of the house, the generously sized living room is bathed in natural light from an attractive bay window, creating a bright and inviting space.

A second sitting room provides a cosy retreat and opens seamlessly into the kitchen diner, making it ideal for modern family living. To the rear, the property has been extended to create a superb open-plan kitchen diner, featuring a contemporary fitted kitchen, roof lights that flood the space with natural light, and ample room for both dining and entertaining. Upstairs, the property offers three well-proportioned bedrooms, including two generous double bedrooms that provide ample space for furnishings and comfortable living. The bedrooms are serviced by a modern house bathroom.



Externally, the property enjoys low-maintenance gardens to the front, bordered by a mature hedge line that provides a good degree of privacy, along with a driveway for off-street parking. To the side, a generous fenced garden offers excellent versatility - ideal for seating, outdoor dining, or additional storage. At the rear, there is a further driveway and a garage, providing valuable extra parking and secure storage space.

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.







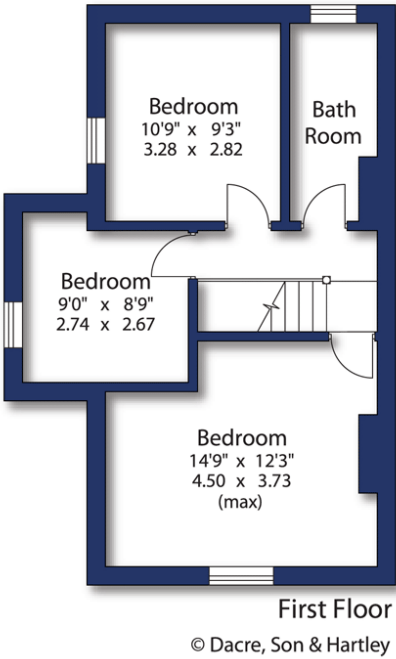
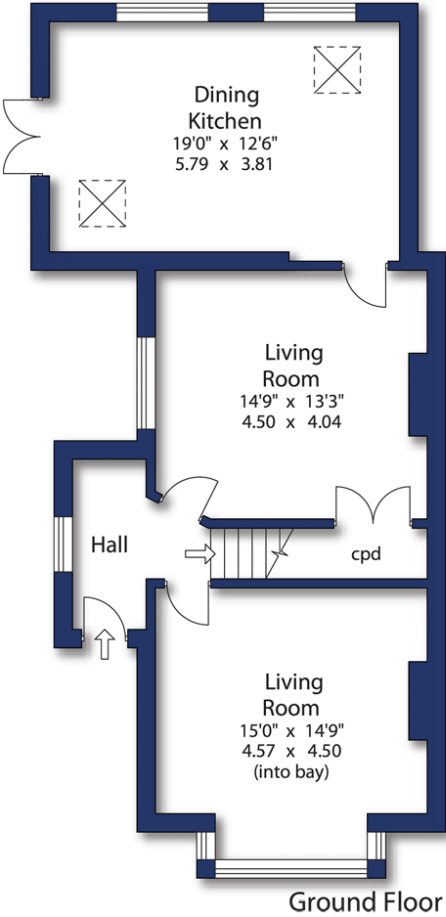






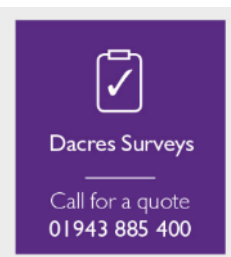


Floorplans





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Directions

From Baildon village centre proceed down Browgate. At Threshfield crossroads turn left into Station Road and then right onto Kirkland Roads. After the railway bridge follow the road round to the right and then left where the house can be found on the right hand side on the corner of Fyfe Lane and Fyfe Grove.

What3Words join.loveing.invest

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band D

Tenure, Services & Parking

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

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 £26.10 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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