



Bramham Drive, Baildon, West Yorkshire, BD17 6SZ

NO ONWARD CHAIN - A well-established and generously sized three bedroom detached bungalow, occupying a prime position on Bramham Drive, a much sought after location within a short stroll from Baildon's central amenities. Boasting modern enhancements including solar panels, an EV charging point and an air source heat pump, this rare-to-market home offers an excellent blend of contemporary efficiency and more traditional finishes.

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

Guide Price: £500,000

General Remarks

Available for the first time in over two decades, this well-established and generously proportioned three double bedroom detached bungalow occupies a prime position on Bramham Drive, a much sought-after residential address within half a mile of the heart of Baildon. Bungalows in this location seldom come to market, making this a rare and exciting opportunity.

The property offers spacious and versatile living accommodation throughout, having been well maintained both internally and externally, whilst still providing scope for sympathetic modernisation in certain areas to suit personal taste.

The accommodation briefly comprises: a welcoming hallway; a generous L-shaped living room incorporating a defined dining area; a fitted kitchen with integrated appliances; three double bedrooms; an en suite shower room to the principal bedroom; and a house bathroom. In addition is integral access to the double garage having an electric up and over door and EV charger.



A standout feature of the home is its impressive commitment to energy efficiency, with a substantial solar panel array, an electric vehicle charging point and an air source heat pump providing economical and environmentally conscious heating. The property also benefits from uPVC double glazing.

Externally, there are pleasant gardens to both the front and rear, providing attractive outdoor space for relaxation and entertaining. The rear garden will particularly appeal to gardeners, being extremely well stocked with an impressive collection of regularly fruiting trees, veg patches and bushes that provide interest and produce throughout the seasons.

Baildon remains a highly popular village, offering a wide range of amenities including shops, restaurants and recreational facilities, with a golf course and rugby, cricket and football clubs nearby. The area combines a semi-rural setting, with moorland countryside close at hand, alongside excellent commuter links by rail to Leeds and Bradford. Road and air networks are also within easy reach. The property is conveniently located for the UNESCO World Heritage Site at Saltaire and the scenic Leeds and Liverpool Canal, offering picturesque walks and access to the national cycle network.







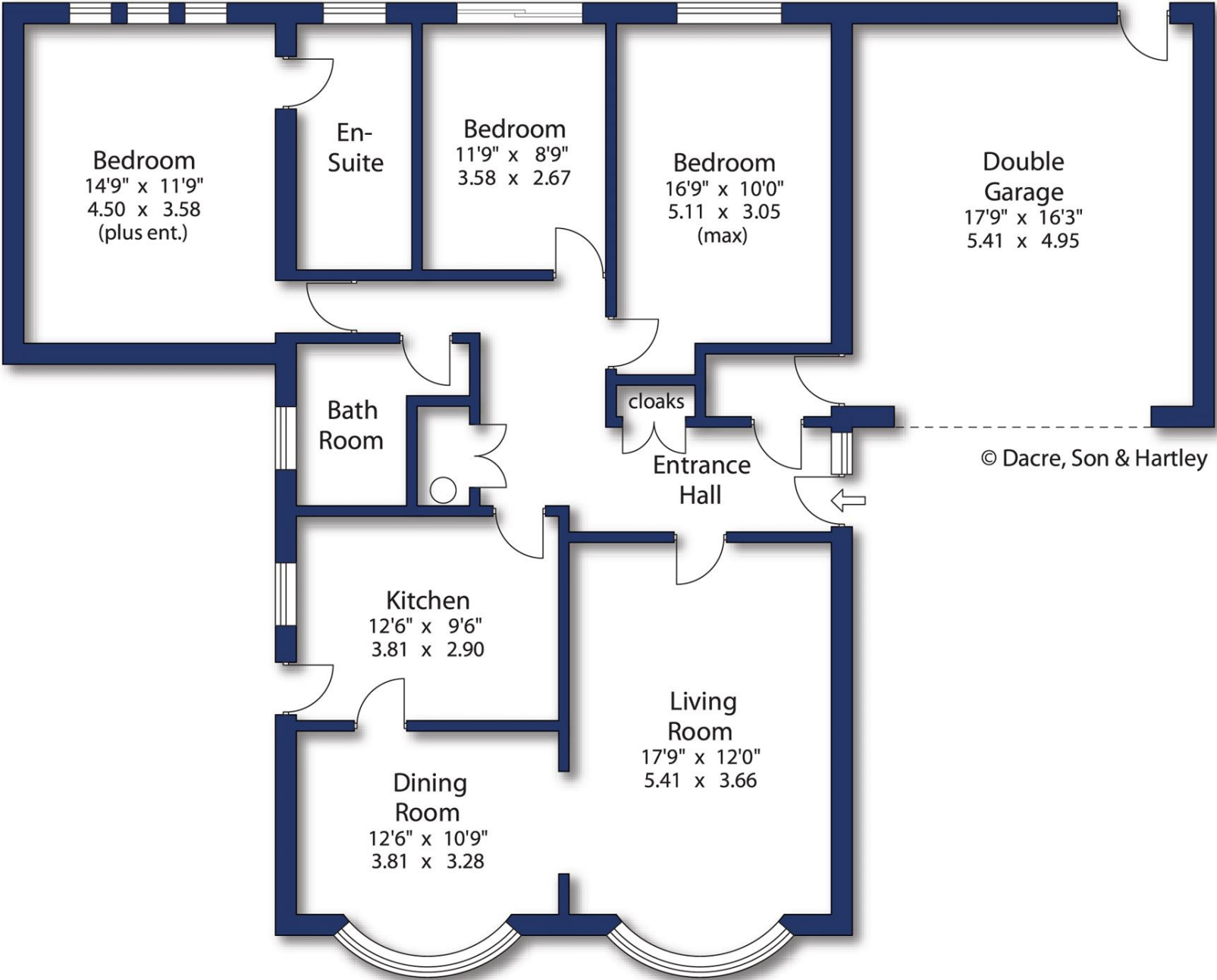






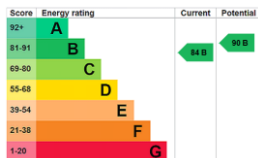


Floorplans





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Dacres Surveys

Call for a quote
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Contact us

01274 532323

baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed up Hall Cliffe past the Parish Church. At the mini roundabouts proceed straight ahead onto Ladderbanks Lane then right into Bramham Drive the property is located on the left hand side marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words flank.dads.guards

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, and drainage are installed. Domestic heating is from an air source heat pump
- Off-street driveway parking and double 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](https://www.gov.uk/government/collections/check-for-flooding-in-england)

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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