



St. Aidans Road, Baildon, West Yorkshire, BD17 6AH

A recently modernised two bedroom semi-detached bungalow situated in a popular residential location. Immaculate throughout with front and rear gardens, driveway and convenient access to Baildon centre, this fantastic bungalow will be popular therefore early viewing is highly advised.

8 Westgate, Baildon, West Yorkshire, BD17
5EJ

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St. Aidans Road, Baildon, West Yorkshire, BD17 6AH

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

Guide Price: £220,000

- Semi-detached true bungalow
- Two good sized bedrooms
- Recently modernised
- Gardens to the front and rear
- Driveway
- Popular residential location
- Close to local amenities



General remarks

We are pleased to offer to the market this semi-detached true bungalow offering two good sized bedrooms, situated in a highly popular residential location in Baildon close to local amenities at Threshfields and the village itself. The property has been subject to an extensive refurbishment including a new larger sized kitchen, bathroom, a full rewire and further benefits from off-street driveway parking and well established gardens to the front and rear.

The property briefly comprises; entrance hallway, superb kitchen, living room, two good sized bedrooms and a stylish house bathroom. With gas fired heating and uPVC double glazing. Additional storage space is available in a boarded loft which is accessed via a pull down ladder.

Externally, to the front is a tarmac driveway leading to the side and rear of the property and to the single garage. The garden has a small lawned area and mature hedges and shrubbery. The

rear garden features a stone pathway with a lawned garden and gravel area, along with well established hedges and fruit trees. The rear garden enjoys a southerly aspect and is accessed via steps. There is also a useful storage cellar which is accessed from the rear of the property.

An inspection is highly recommended to appreciate the location and accommodation on offer. 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

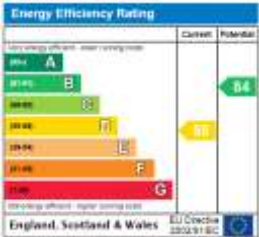


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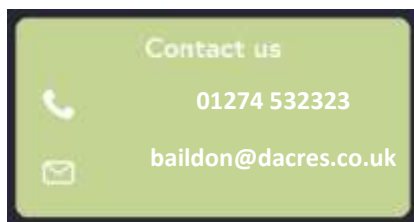
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Call for a quote
01943 885 400

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Directions

From Otley Road, proceed up Woodcot Avenue then first left into St Aidans Road where the property is on the right and can be identified by our for sale board.

What3Words pine.loans.magic

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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/flood-risk-information)

Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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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