DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £269,950

- 1930s semi-detached home
- Three good sized bedrooms
- Two reception rooms
- Kitchen
- Gardens on three sides
- uPVC double glazed windows
- Gas fired central heating
- Elevated position
- Popular residential location within close proximity to local amenities
- EPC = D

Netherhall Road, Baildon, West Yorkshire, BD17 6QQ

An attractive three bedroom 1930's semi-detached home having attractive larger than average gardens to three sides, situated in a popular and highly regarded location in Baildon. The property is in our opinion tastefully decorated and enjoys period features throughout, Early viewing is advisable.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ
Tel: 01274 532323 Email: baildon@dacres.co.uk
dacres.co.uk







Netherhall Road, Baildon, West Yorkshire, BD17 6QQ

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

General remarks

Situated in this sought after area of Baildon, built in the 1930s and retaining charming features of the period, this three bedroom semi-detached house has a spacious, light and airy feel and is sure to be popular. Enjoying an elevated position towards the end of Netherhall Road, the house sits within larger than average wrap gardens and is a perfect option for families.

Comprising on the ground floor; entrance hall with stairs to the first floor and understairs storage; lounge with feature semi-circular bay window and gas fireplace with oak surround and marble hearth; kitchen incorporating wall and base units, tiled splash backs, a one and a half bowl stainless steel sink, Worcester combi boiler, plumbing for a washing machine, and space for a fridge freezer, as well as a door to the rear garden; dining room enjoying a sunny aspect and overlooks the rear garden. On the first floor; two double bedrooms; good sized single bedroom; bathroom incorporating a white three piece suite and over bath shower.

Externally, there are enclosed well-tended wrap around gardens with lawns, paths, mature shrubs and flowerbeds, storage shed, and areas for sitting out/dining.

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.

Directions

From the roundabout in the centre of Baildon proceed down Browgate, at Threshfield crossroads turn left into Station Road and then immediate right into Netherhall Road. The property is located towards the end of Netherhall Road on the right hand side.

what3words metro.leaps.pays

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
- On-street 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

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

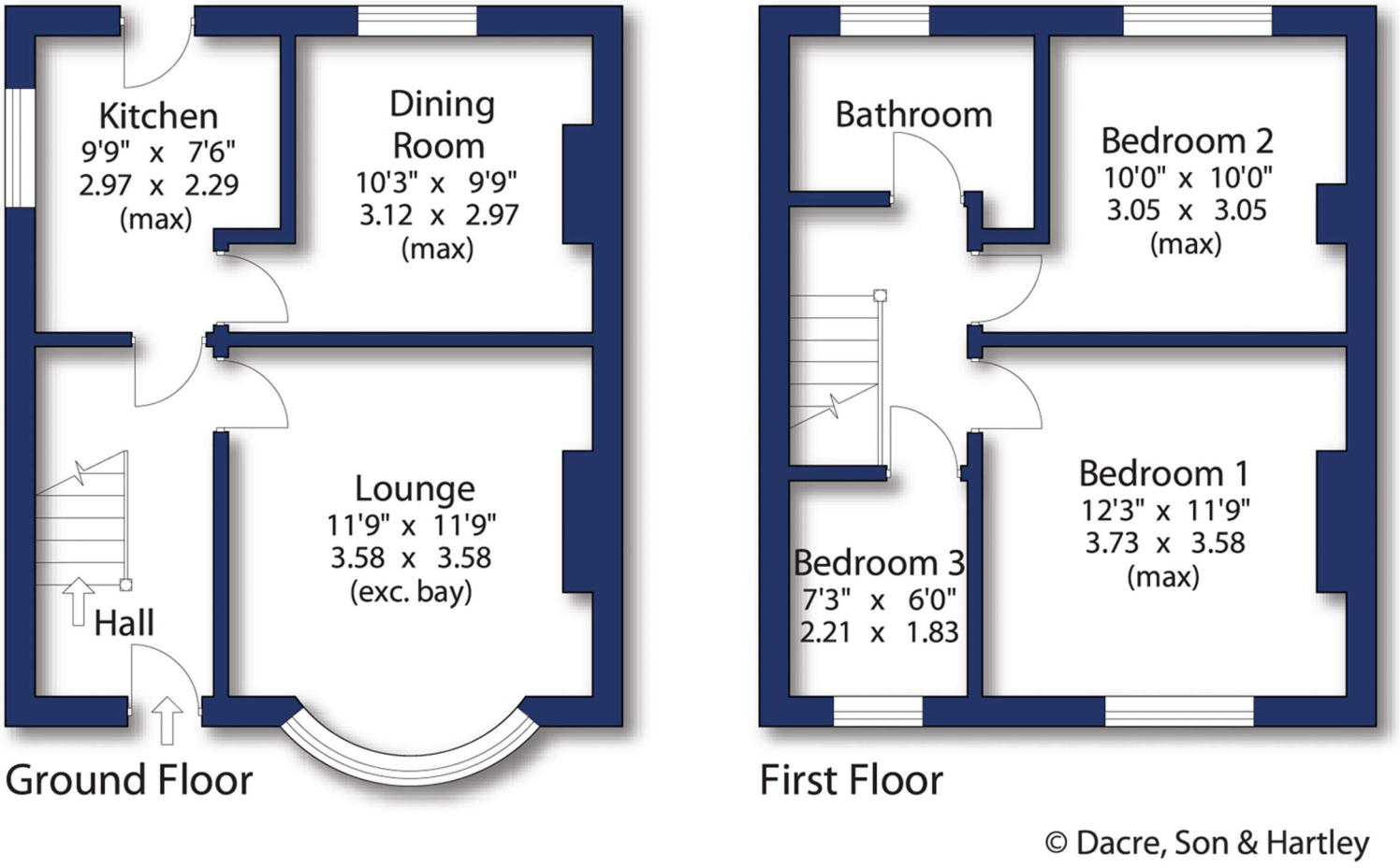
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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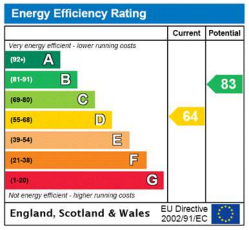




Floorplans



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