



Littondale Close, Baildon, West Yorkshire, BD17 6TF

NO ONWARD CHAIN - Priced Competitively to Reflect Scope for Improvement - A well presented semi detached home with three good sized bedrooms and a sun room. Situated in one of the most sought-after locations in Baildon conveniently located just around the corner from the highly regarded Baildon CE Primary School as well as outstanding secondary schools and colleges, this home offers a spacious and well-designed layout that must be seen to be fully appreciated.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ

Tel: 01274 532323 Email: baildon@dacres.co.uk

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Littondale Close, Baildon, West Yorkshire, BD17 6TF

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

Guide Price: £229,950

- No onward chain
- Superb extended semi detached
- Three bedrooms
- Dining kitchen
- Sun room
- Modern bathroom suite
- Driveway



General remarks

A well-proportioned three-bedroom semi-detached home with sunroom, situated in one of the most sought-after locations in Baildon. Conveniently located just around the corner from the highly regarded Baildon CE Primary School, as well as excellent secondary schools and colleges, this property offers a spacious and well-designed layout with exciting potential for a buyer to update and add value over time.

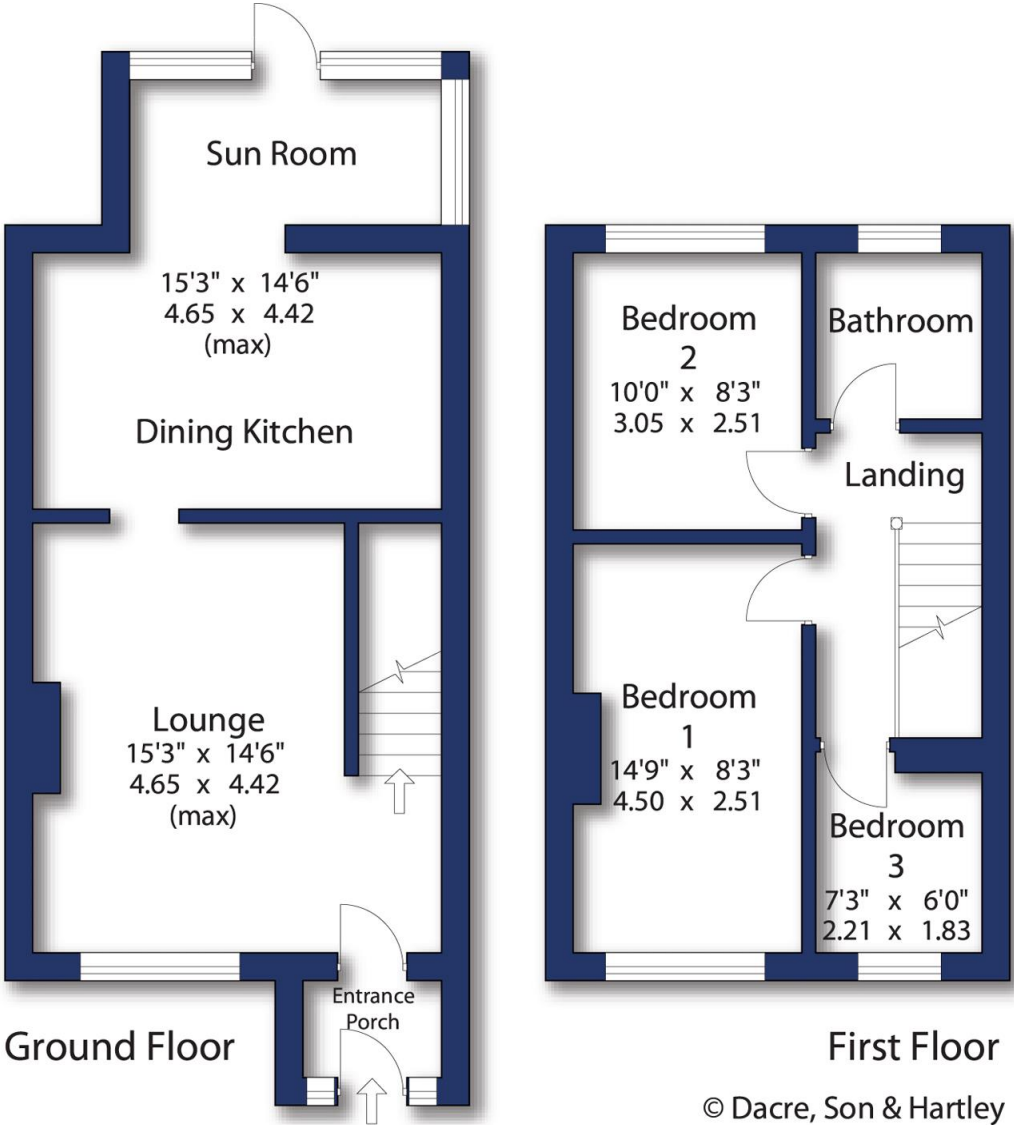
This appealing family home benefits from a convenient position within walking distance of Baildon CE Primary School and the railway station, making it an ideal choice for families and commuters alike. While some modernisation would enhance the property further, it presents a fantastic opportunity for purchasers to personalise and improve to their own taste.

The accommodation briefly comprises, to the ground floor: entrance porch; spacious lounge; dining kitchen;

and sunroom. To the first floor are two double bedrooms, a single bedroom, and a bathroom fitted with a modern white suite. The property benefits from uPVC double-glazed windows and gas-fired central heating.

Externally, the property occupies reasonably low-maintenance grounds with ample parking to a block-paved driveway leading to a detached garage. There are mature shrubs and planting to the front, together with a further low-maintenance garden to the rear, enjoying a pleasant sunny aspect.

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.

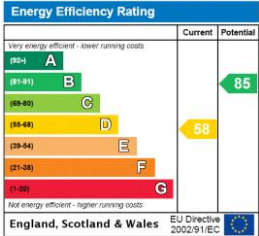


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Directions

From Otley Road proceed up Roundwood Road, turn right into Langley Lane, follow the road up the hill taking a right into Coverdale Way, then right onto Littondale Close where the property can be identified by our for sale board.

What3Words - warns.bike.such

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 back boiler
- Driveway & 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 £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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Contact us



01274 532323



baildon@dacres.co.uk