



Hawthorn View, Kirklands Road, Baildon, West Yorkshire, BD17 6DU

NO ONWARD CHAIN - A highly deceptive link-detached family home, tucked away in a quiet and sought-after location, within easy reach of highly regarded schools and Baildon railway station. Arranged over characterful levels, this well-maintained home offers four double bedrooms, three bathrooms, a spacious kitchen diner, living room, and a bright sunroom. Externally, the property benefits from a generous rear garden, driveway parking, and a useful garage.

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

Guide Price: £475,000

General Remarks

This link-detached family home offers spacious and distinctive accommodation on a quiet road with no through access. Behind a deceptively small frontage, the house features a wide range of rooms, including three bath/shower rooms, which offer the flexibility and variety required for modern living.

Located only five minutes' walk from Baildon railway station, it occupies a generous plot with a substantial private and secure rear garden, ample driveway parking, a low-maintenance landscaped front garden, and an integral garage.

On the ground floor a welcoming hallway leads to a well-equipped kitchen/dining room, and a guest WC. To the lower ground floor, there is a light and airy family living room. This attractive space looks out to the garden and opens into an impressive sunroom, offering open views without being overlooked.

Up a short flight of steps from the entrance hall lies a double bedroom, currently used as a second sitting room with an adjoining study. The modern fully tiled house bathroom is also on this level. The next floor offers two spacious double bedrooms, one with built in wardrobes, the other with a fully fitted walk-in



wardrobe. This level has a contemporary shower room, while the top floor has a further double bedroom with an en suite shower room.

Externally, the generous south-facing garden is perfect for outdoor entertaining, with a variety of sitting areas which catch the sun throughout the day. This is a home that offers an opportunity for families seeking space, comfort, and convenience in a desirable location within easy reach of highly regarded schools.

Baildon is a popular village which offers a wide variety of shops, restaurants, and recreational facilities, including a golf course, rugby, cricket, and football grounds. The town 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.







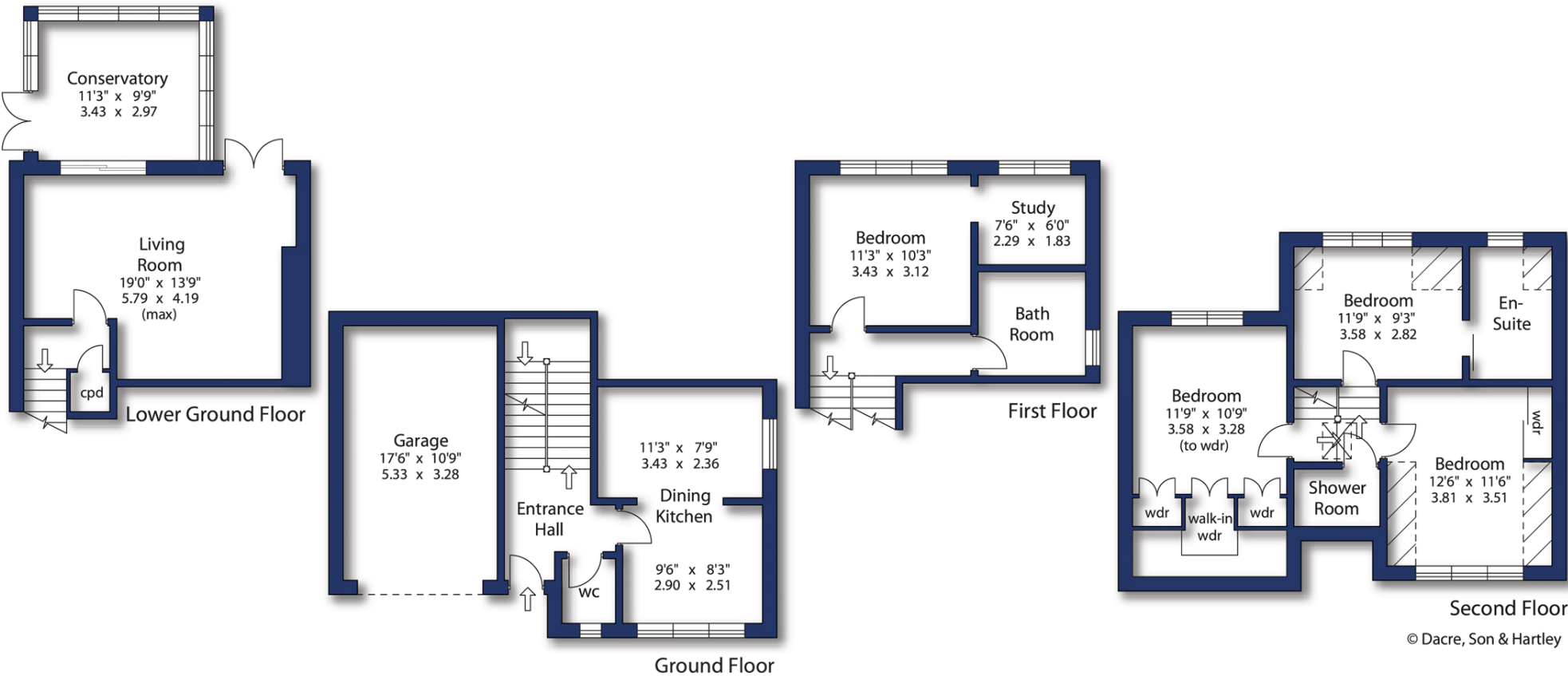






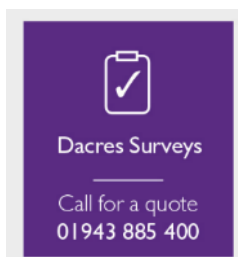
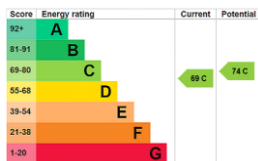


Floorplans





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Directions

From the roundabout in the centre of Baildon proceed down Browgate, at Threshfield crossroads turn left into Station Road, just after Brook Hill Stores turn right into Kirklands Road and just before the railway bridge turn right into Hawthorn View where the property is located on the left hand side identified by our for sale board

What3Words rails.fades.energetic

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- To be advised
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street 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 £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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