



The Rowans, Baildon, West Yorkshire, BD17 5DB

A generously sized detached bungalow occupying a superior garden plot within a sought-after cul-de-sac just off Lucy Hall Drive, offering three bedrooms, a house bathroom and separate W.C., a well-appointed kitchen, pleasant sun room, and a useful study area, all complemented by spacious living and dining accommodation, with the added benefit of ample driveway parking and an attached double garage.

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

dacres.co.uk   



The Rowans, Baildon, West Yorkshire, BD17 5DB

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

Guide Price: £495,000

General Remarks

This spacious detached bungalow occupies a superb corner plot in The Rowans, featuring beautifully manicured gardens, open views across farmland to the front and a generous rear garden. It presents a rare opportunity to acquire a spacious true bungalow in this highly desirable location. The property has been very well cared for throughout, while still offering excellent scope for modernisation to suit the next owner's taste.

The accommodation briefly comprises a welcoming entrance porch with ample space for coats and boots, leading via double doors to a spacious hallway that provides access to the rest of the home. The living and dining rooms are bright and airy, offering ideal spaces for both relaxation and entertaining. A well-appointed kitchen provides generous storage and workspace, complemented by a useful guest W.C. and a study with direct access to the rear garden. There are three generously sized bedrooms, one of which is currently used as an additional reception room leading to a sunroom, all served by a well-equipped bathroom featuring a bath and separate shower.



Externally, the property features a well-maintained, generously sized lawned garden at the front, creating an attractive and welcoming entrance. A block-paved driveway provides ample off-street parking and leads to the attached double garage, complete with a remote-controlled up-and-over door, power, and lighting for added convenience. To the rear, the beautifully kept lawn is complemented by neatly planted borders, adding colour and charm, while a stone patio offers the perfect spot for outdoor seating, dining, or entertaining. A glazed greenhouse and garden shed provide excellent opportunities for gardening and storage, and the enclosed rear garden creates a private, peaceful retreat, ideal for relaxation and enjoying the surrounding views.

Baildon is a popular village which offers a wide variety of amenities including shops, restaurants, recreational facilities including a golf course, rugby, cricket, football grounds and schools for all ages. Baildon has a rural location with moorland countryside close by and yet has the convenience of daily commuter travelling by rail to Leeds and Bradford business centres. Motorway and air networks are also within daily travelling distance.





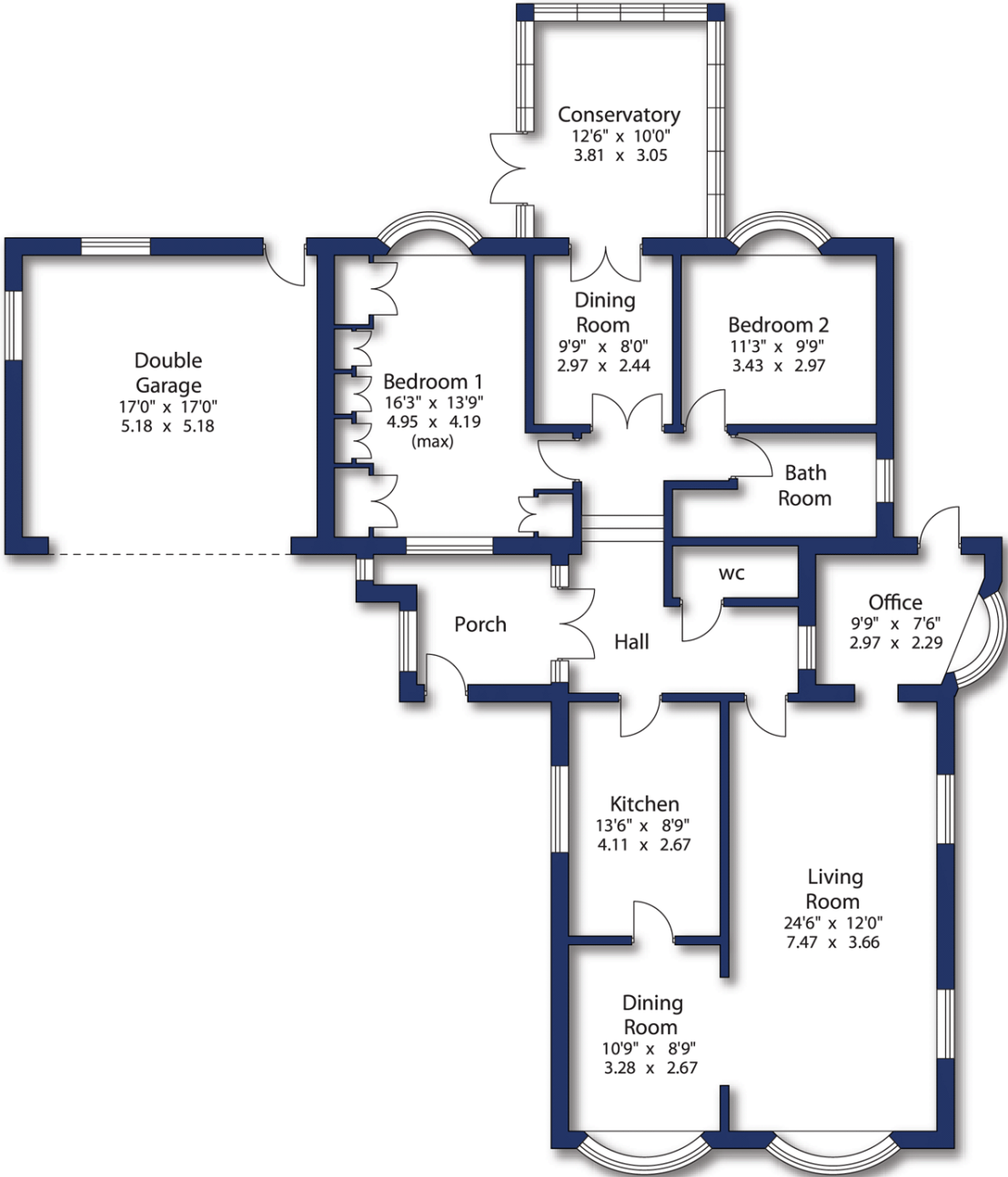














Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Directions

From Baildon village roundabout proceed up Westgate. At the crossroads turn left into West Lane. Continue along West Lane for approx. a mile which brings you into Lucy Hall Drive. The Rowans can be found on the right hand side where you would proceed to the T junction and turn right and the property can be found on the right-hand side.

What3Words hints.spouse.fittingly

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- Off-street 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/checks/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.

Dacres Ref: BAI070142

 **Mortgage
Advice Bureau**

01274 515 763

 **Dacres Surveys**

Call for a quote
01943 885 400

Contact us

 01274 532323

 baildon@dacres.co.uk

