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Bartle Gill Rise, Baildon, West Yorkshire, BD17 6TL

A deceptive three-bedroom semi-detached family home occupying a larger than average plot, providing ample off-street parking to the front and a superb family garden to the rear, with excellent scope to extend subject to the necessary planning permissions. The accommodation comprises three bedrooms, a modern shower room, a living room and a kitchen diner, together with an attached garage which provides access through to the rear of the property.

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Bartle Gill Rise, Baildon, West Yorkshire, BD17 6TL

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

Guide Price: £280,000

- Well-presented semi-detached home
- Three bedrooms
- Modern shower bathroom
- Kitchen diner
- Generous garden plot
- Ample off-street parking
- Scope to extend STPP







General remarks

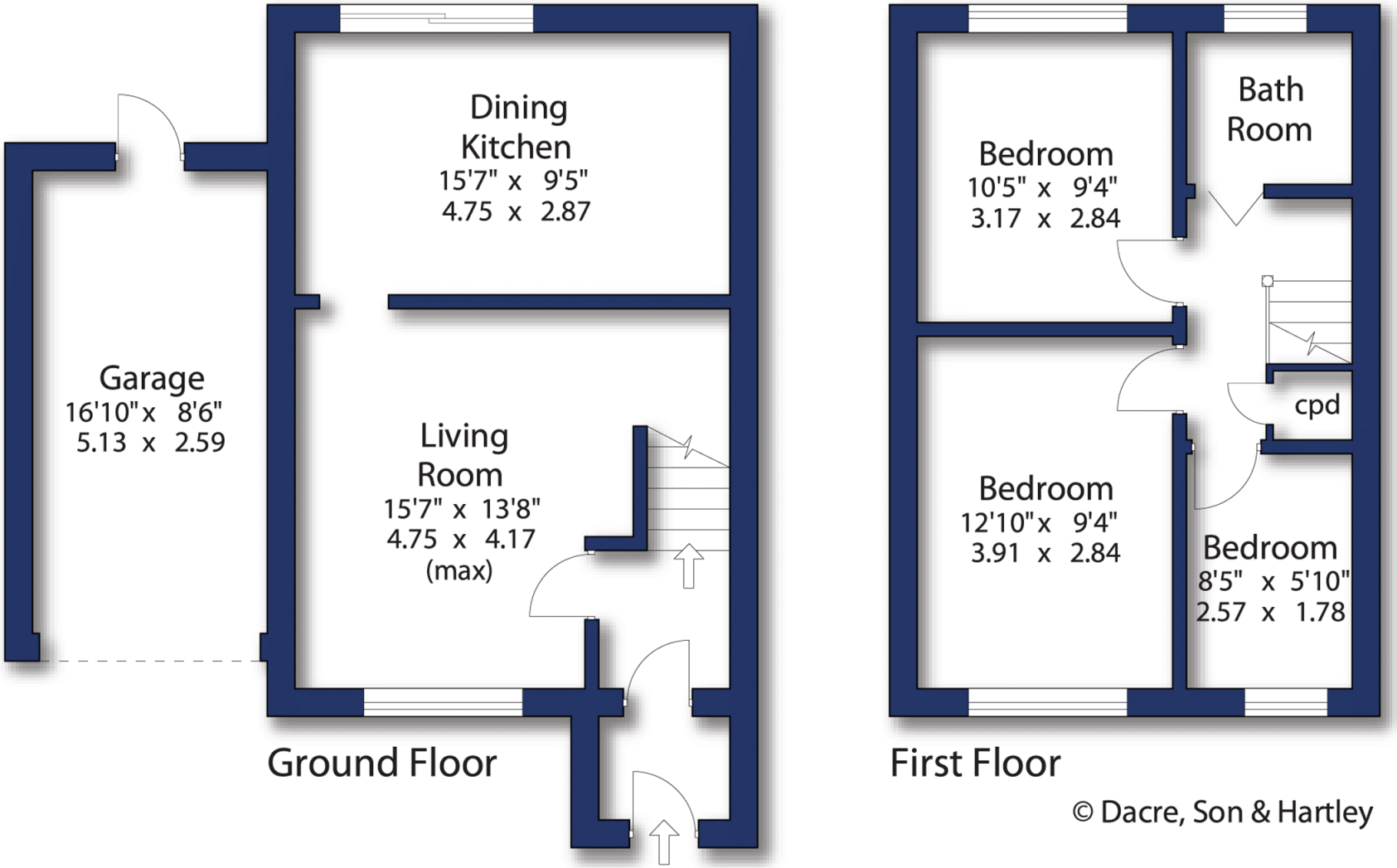
This well-presented semi-detached family home enjoys a prime position in a popular and highly convenient location, within close proximity to Baildon railway station and the highly regarded Church of England Primary School, rated “Outstanding” by Ofsted. Occupying a generous plot, the property benefits from a superb rear garden and ample off-street parking to the front. The layout and plot width also provide excellent potential to extend above the garage, subject to the necessary planning permissions, whilst still retaining useful side access to the property.

With accommodation planned over two floors, the property comprises an entrance porch leading through to a stylish living room with understairs area. To the rear, the bright and airy open-plan kitchen and dining area provides an excellent space for entertaining and everyday life. To the first floor, there are three bedrooms along with a modern family shower room.

Externally, the property features a large, mostly paved driveway at the front, providing off-street parking for several vehicles. A neatly maintained lawned garden adds to the kerb appeal, while double gates offer access to additional parking and a generous, fully enclosed lawned garden to the rear, creating a fantastic space for family living and outdoor entertaining.

This is a wonderful opportunity to acquire a well-appointed and spacious home in a sought-after area, with excellent access to transport links, local amenities and schools – perfect for families and commuters alike.

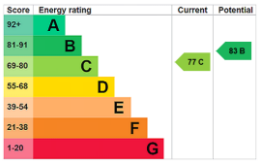
Floorplans



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Contact us

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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, and then first left onto Bartle Gill Rise where the property can be found on the right hand side and is marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words state.method.cover

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 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