DACRE, SON & HARTLEY
EST. 1820

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Honey Pot Fold, Baildon, West Yorkshire, BD17 5TW

NO ONWARD CHAIN – A deceptively spacious four bedroom detached home, tucked away within a quiet cul-de-sac in this popular residential location. Planned over three floors, the property offers versatile and well-proportioned accommodation, including a spacious kitchen diner with doors opening onto the garden, a useful ground floor W.C., house bathroom, and two en suite shower rooms. Externally, there is an ample driveway providing off-street parking and leading to a detached garage.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ

dacres.co.uk







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Honey Pot Fold, Baildon, West Yorkshire, BD17 5TW

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

Offers Over: £400,000

- No onward chain
- Spacious detached family home
- Four bedrooms
- Two en suites
- House bathroom
- Kitchen diner
- Guest W.C.







General remarks

A superbly appointed and deceptively spacious four bedroom detached family home, enjoying far reaching views to the front and pleasantly tucked away within a quiet cul-de-sac in this highly regarded residential location.

Thoughtfully planned over three floors, the property offers flexible and well-balanced accommodation ideally suited to modern family living, including a generous kitchen diner forming the heart of the home with doors opening directly onto the rear garden, perfect for both everyday living and entertaining. The accommodation is complemented by a useful ground floor W.C., a contemporary house bathroom, and two en suite shower rooms serving the principal bedrooms.

Externally, the property benefits from an ample driveway providing off-street parking for multiple vehicles and leading to a detached garage, while to the rear is an enclosed garden featuring a patio seating area and lawn, ideal for outdoor dining and relaxation.

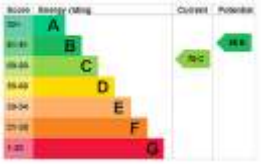
Floorplans



Mortgage Advice Bureau
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Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Directions

From the roundabout in the centre of Baildon proceed up Westgate, at the crossroads turn left into West Lane, continue past Sandals Primary School then turn right into the new David Wilson development. Proceed up Honey Pot Drive where you would take the first right into Honey Pot Fold where the property is found on the left and can be identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words grab.modest.twist

Local Authority & Council Tax Band

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

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