DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Belmont Avenue, Baildon, West Yorkshire, BD17 5AJ

Occupying a fantastic corner plot with exceptional scope for further development, this substantial stone-fronted detached residence is situated in a prime residential area just off West Lane. Offering four double bedrooms and with gardens to three sides, including desirable south and west facing areas, the home enjoys stunning far-reaching and panoramic views from a number of rooms, creating an ideal setting for family living.

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

Belmont Avenue, Baildon, West Yorkshire, BD17 5AJ

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

Guide Price: £650,000



General Remarks

Set within the ever-popular "Belmonts," this impressive four-bedroom detached family home occupies a prime position in an exceptionally sought-after location, just a short distance from Sandal Primary School and Baildon centre. Beautifully presented throughout, the property sits on a generous corner plot, offering excellent potential for further development, and enjoys stunning far-reaching views from the rear elevation.

Internally, the property is tastefully decorated and filled with natural light, creating a bright and welcoming atmosphere. The ground floor briefly comprises an inviting entrance hallway with access to a guest W.C., a spacious and light-filled lounge with doors opening through to the dining/garden room, a second sitting room offering flexibility for a variety of uses, and a well-appointed kitchen which flows into a breakfast area positioned to make the most of the far-reaching views.

To the first floor are four well-proportioned bedrooms, all providing comfortable accommodation, along with a family bathroom fitted with a modern white four-piece suite. Also on this level is a spacious landing, which, with some development, could be converted into an ensuite to service the principal bedroom.

Externally, the home enjoys well-maintained gardens to three sides, with particularly desirable south and west facing areas - perfect for outdoor entertaining and family enjoyment. A driveway provides ample off-street parking and leads to a double integral garage, which offers clear potential to be converted into additional living accommodation, subject to the necessary consents.

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.








BRUNEL
1914-18
VOYAGE
PARIS
PRE-RAPHAELITES
GOLD WAR
THE GREAT WAR
LOSS





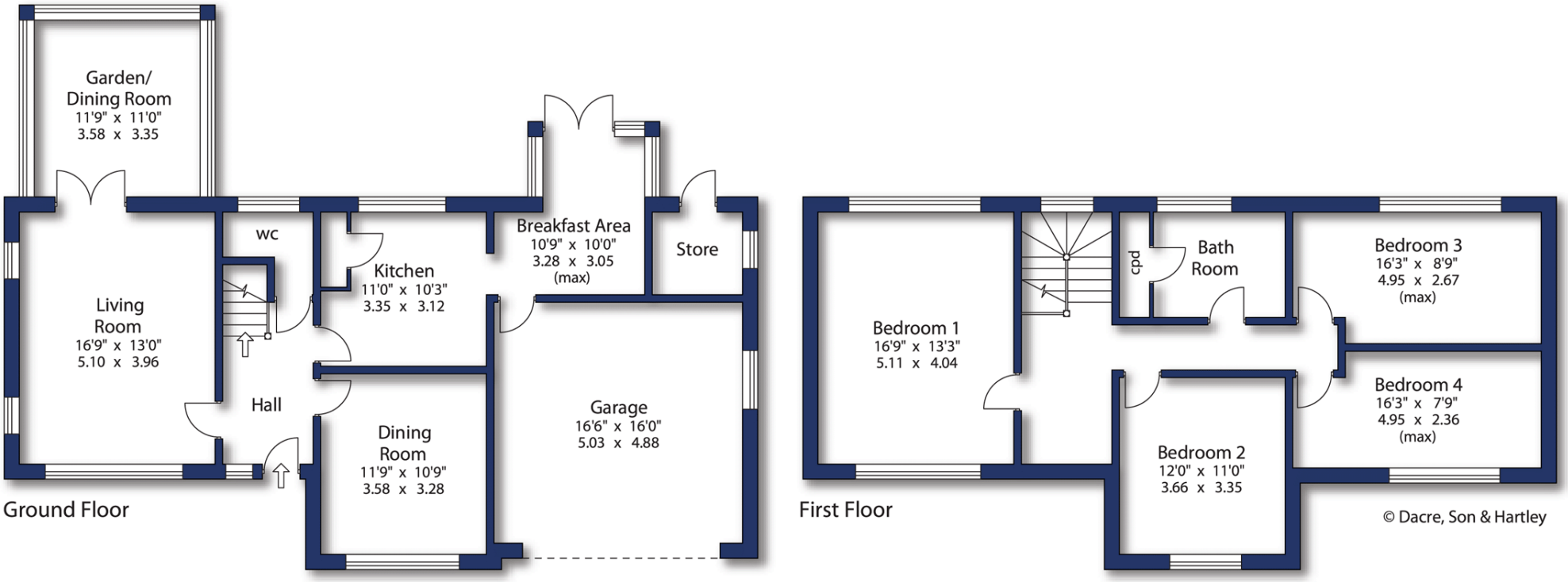








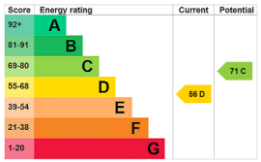
Floorplans



© Dacre, Son & Hartley



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.



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Contact us
01274 532323
baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed up Westgate, at the junction turn left into West Lane, take a right into Belmont Avenue where the property is located immediately on the left hand side.

What3Words alone.ruler.noise

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
- Driveway 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

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: BAI260065

