



Moorland Avenue, Baildon, West Yorkshire, BD17 6RW

An immaculately presented detached family residence nestled in a tucked away location within walking distance of both the moor and all the central amenities that Baildon has to offer. Boasting four bedrooms all with fitted furniture, house bathroom and en suite to principal bedroom, expansive open plan kitchen diner, living room, spacious sun room, study, utility room and guest W.C. Completing the property is a wide driveway leading to a double garage with integral door, and meticulously maintained gardens.

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Moorland Avenue, Baildon, West Yorkshire, BD17 6RW

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

Offers Over: £600,000

General Remarks

A superbly appointed and immaculately presented detached family residence, pleasantly tucked away within a highly desirable position in the heart of Baildon, enjoying a wonderful balance of privacy and convenience. Ideally located within comfortable walking distance of both the moorland walks for which the area is renowned and the wide range of amenities available within Baildon centre itself, this exceptional home offers generous and versatile family accommodation finished to an excellent standard throughout.

Constructed by well regarded housebuilder Redrow, the property represents the largest style of home built within the development at the time and is now being offered to the market for the very first time since its original construction, presenting a rare opportunity to acquire a substantial long term family home within this sought after setting.

The ground floor provides superb living space ideally suited to modern family life, featuring an expansive open plan kitchen diner forming the heart of the home, perfect for both everyday



living and entertaining. Complementing this are a welcoming living room, a spacious sun room enjoying pleasant views over the gardens, a useful study ideal for home working, together with a utility room, which gives integral access to the garage, and guest W.C.

To the first floor are four well-proportioned bedrooms, all benefitting from fitted furniture. The spacious principal double bedroom enjoys the added luxury of an en suite shower room, whilst the second double bedroom is particularly impressive, featuring an extensive range of fitted furniture together with a built-in wardrobe and a substantial walk-in closet, providing exceptional storage and dressing space. A stylish and contemporary house bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a wide driveway providing ample off-street parking and leading to a double garage with integral access. The meticulously maintained gardens create an attractive and private outdoor setting, offering an ideal space for relaxation and family enjoyment.







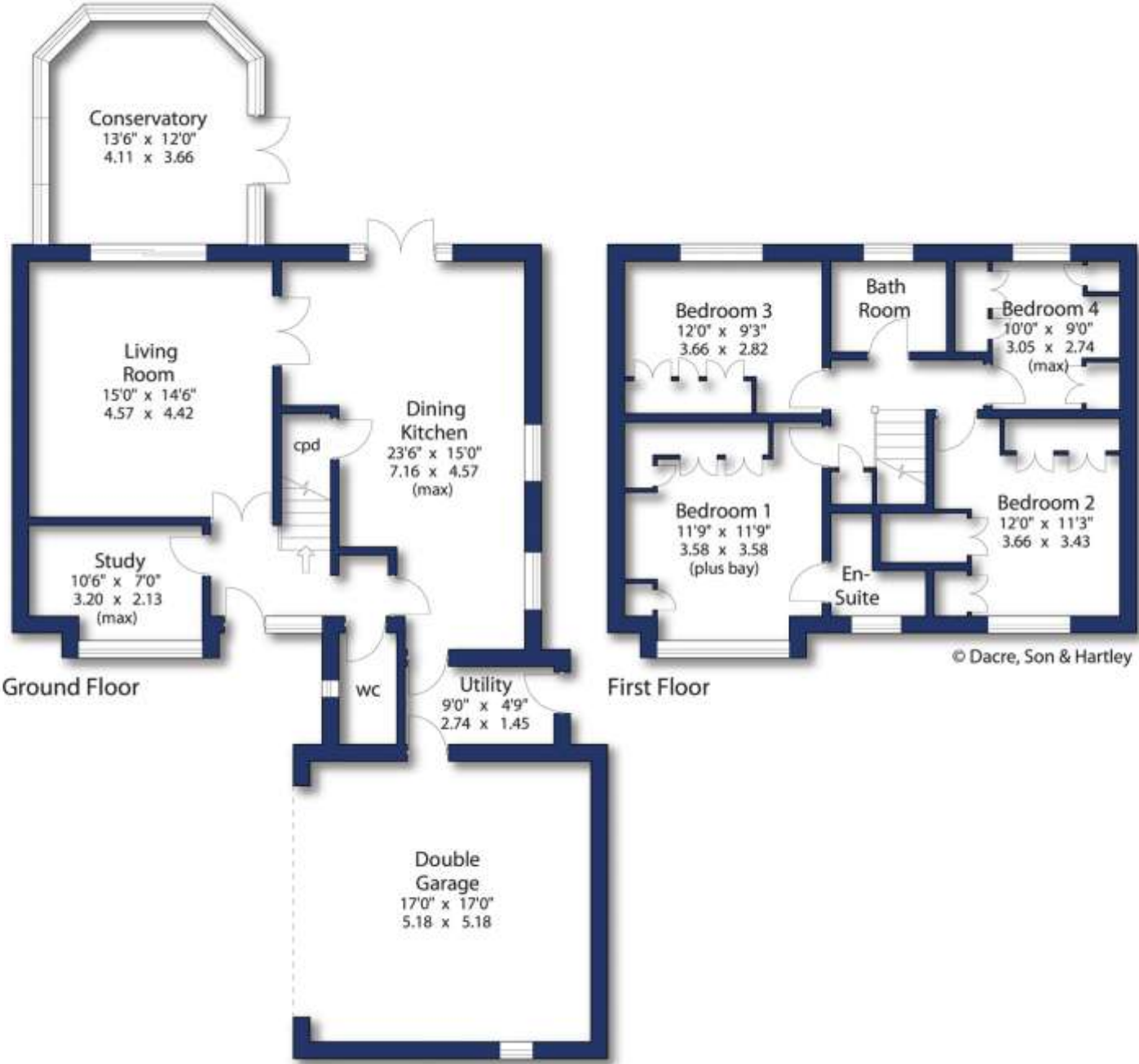






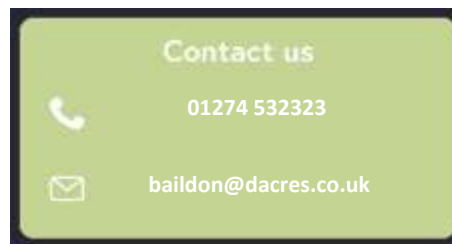


Floorplans





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Directions

From the roundabout in the centre of Baildon proceed up Northgate, turn right into Jenny Lane then second left into Moorland Avenue. Follow the road round and turn left at the split in the road where the property is located at the foot of the cul-de-sac on the left.

What3Words defeat.became.coffee

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 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.

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