



## Hinchliffe Avenue, Baildon, BD17 6QY

A beautifully presented 1930s semi-detached family home occupying a highly sought after residential position, ideally placed for excellent local schools, everyday amenities, whilst boasting three well-proportioned bedrooms, modern house bathroom, cozy living room with wood burner and an inviting open plan kitchen diner. South facing rear garden and off-street parking for multiple cars also feature.

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## 18 Hinchliffe Avenue, Baildon, West Yorkshire, BD17 6QY

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

**Guide Price: £280,000**

### General Remarks

Offering well planned and tastefully appointed accommodation throughout, the property briefly comprises an inviting entrance hall, a spacious living room featuring a charming wood burning stove, and a stylish open-plan dining kitchen fitted with a modern range of units and complemented by patio doors opening directly onto the rear garden, creating an ideal space for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms with master bedroom containing bespoke fitted wardrobes together with a contemporary house bathroom fitted with a modern suite. The property further benefits from gas fired central heating and new double glazing throughout.

Externally, the property enjoys excellent kerb appeal with a recently widened tarmacked



driveway to the front, providing ample off-road parking. To the rear is a delightful south-facing garden incorporating a sunny patio seating area and lawned garden, offering an excellent space for outdoor entertaining, relaxation, and family enjoyment.

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.















Floorplans



## Directions

From the roundabout in the centre of Baildon proceed down Browgate, continue through Threshfield Crossroads and then take the second left into Hinchliffe Avenue, the property is located on the right hand side and can be identified by our for sale board.

What3Words bucked.spends.encounter

## 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.
- 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](https://www.gov.uk/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

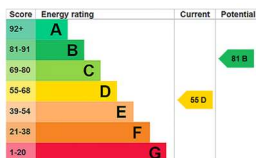
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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.

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