



Chestnut Gardens, Baildon, West Yorkshire, BD17 5ER

NO ONWARD CHAIN - Delightfully positioned within a highly regarded residential setting, this beautifully presented and deceptively spacious stone-built detached residence offers versatile and flexible family accommodation. Boasting five bedrooms and four bathrooms, the property enjoys gardens to the front and rear, two driveways, and an attached garage with remote control door.

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Saltaire Railway Station 0.7 miles, Leeds 14 miles, Skipton 16 miles (all distances

Guide Price: £585,000

General Remarks

A beautifully presented and deceptively spacious five bedroom detached home, the largest house on this quiet and highly regarded development, offering versatile and flexible family living accommodation planned over four floors. Chestnut Gardens will almost certainly appeal to a wide variety of discerning purchasers seeking a vast home of quality and distinction.

The property has been constructed to an excellent standard throughout offering high quality luxury fixtures and fittings and only an internal inspection will reveal the elegance of this fine home. The property also boasts superior and luxury kitchen, bathroom and ensuite facilities together with gas fired heating, sealed unit double glazing and alarm system.

The accommodation briefly comprises; reception hallway with cloakroom; lounge - a truly spacious room giving access to balcony overlooking the rear gardens; dining room. Staircase leading to the lower ground floor; hallway with cloakroom; a spacious open plan dining kitchen with range of quality base and wall units, granite work surfaces, integrated appliances; open plan to family room; utility room; bedroom with ensuite shower room. To the first floor;



landing; master bedroom with range of fitted wardrobes; ensuite shower room; guest bedroom two with ensuite shower room; further bedroom; house bathroom with luxury three piece white suite. To the second floor; large bedroom with eaves storage.

Outside the property is complimented by a superb plot with attractive lawned gardens, flower beds trees and shrubs to the front with two block paved driveways and garage with electric segmental door. Beautiful lawned gardens and extensive decking area at the rear all enjoying a south facing aspect towards the Aire Valley.

This exclusive development occupies the site of the former fairground and provides convenient access to the Shipley Glen Tramway. From the lower station, Roberts Park, the River Aire and the many attractions of Saltaire are all within easy reach, including Salts Mill and its renowned David Hockney Gallery. Saltaire railway station can also be reached on foot in around 15 minutes. Baildon remains a highly sought-after village, offering a wide range of amenities including shops, restaurants and recreational facilities, with golf, rugby, cricket and football clubs nearby. The area combines an attractive semi-rural setting, with moorland countryside close at hand, with excellent commuter links by rail to Leeds and Bradford, while wider road and air networks are also easily accessible.







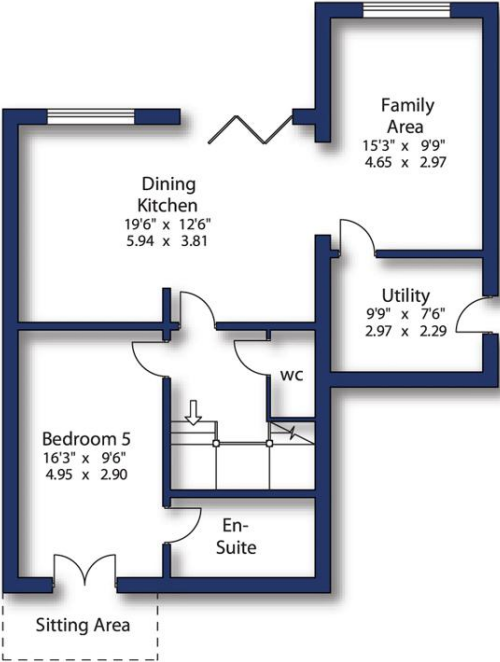




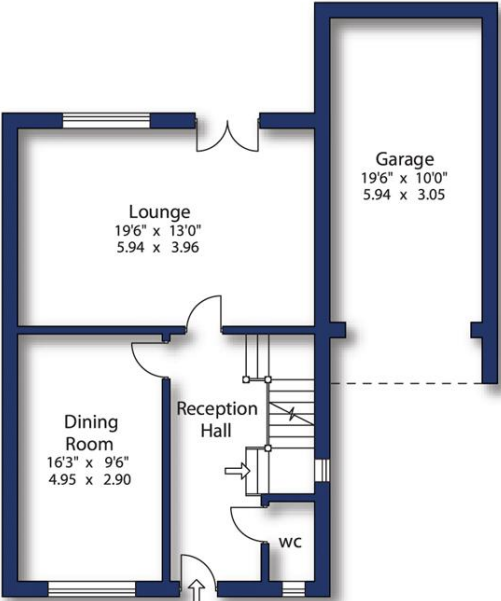




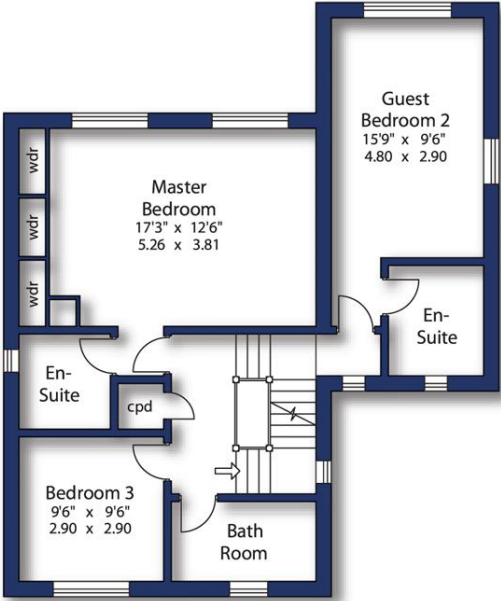
Floorplans



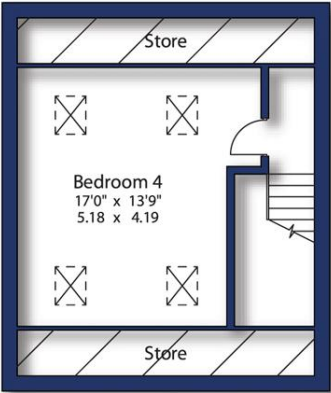
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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Contact us

01274 532323

  baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed up Westgate, turn left at the junction with West Lane, after approximately one mile this road becomes Lucy Hall Drive, continue to the end of Lucy Hall Drive where you meet Shipley Glen. Turn left into Prod Lane and follow the road to the bottom, where Chestnut Gardens is located on your right.

What3Words giants.recline.cries

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, gas and water are installed. Sewerage is to a septic tank shared with neighbouring properties
- 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 may otherwise be.

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