



Rowantree Avenue, Baildon, West Yorkshire, BD17 5LQ

A beautifully presented four bedroom extended detached true bungalow in a highly sought-after Baildon location. Offering spacious and versatile accommodation including a stunning dining kitchen, stylish en suite and modern shower room. Externally there is ample driveway parking, a single garage and well-maintained gardens to both front and rear. A superb home combining quality, flexibility and an enviable setting.

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

dacres.co.uk   



Rowantree Avenue, Baildon, West Yorkshire, BD17 5LQ

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

Guide Price: £395,000

General Remarks

This beautifully presented four bedroom extended detached true bungalow is situated in a highly sought-after location, close to Baildon Moor and central amenities. Offering generous and versatile accommodation throughout, this superb family home has been tastefully decorated and carefully maintained, providing an immediate sense of space and quality.

The accommodation briefly comprises an entrance hallway, a welcoming living room, and a stunning modern fitted dining kitchen forming the heart of the home. There are four well-proportioned bedrooms, including a principal bedroom with a stylish en suite bathroom, together with a modern fitted shower room.

The property benefits from gas-fired central heating and double glazing throughout, ensuring comfort and efficiency.

Externally, a recently laid tarmac driveway provides ample off-road parking and leads to a single garage. To the front is a pleasant garden area with planted flower beds, enhancing the home's kerb appeal. To the rear lies an attractive, enclosed garden featuring a lawn, flagged patio seating area, well-stocked planted borders, and a timber decking area.



Overall, this is a substantial and versatile bungalow in a highly desirable setting, perfectly suited to family living or those seeking adaptable single-level accommodation with excellent outdoor space.

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.





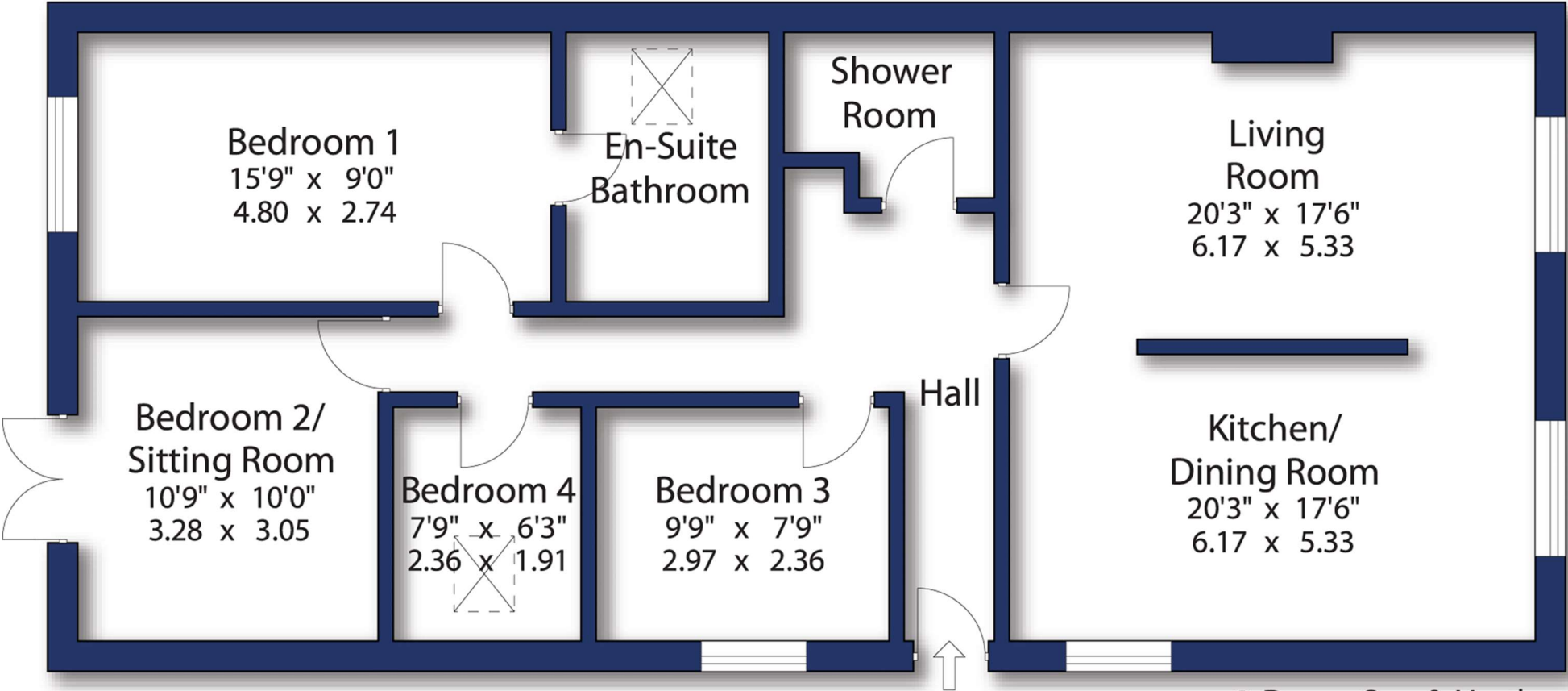






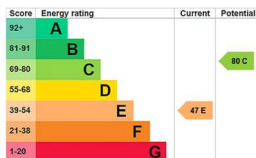








Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute 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 continue straight ahead into Springfield Road, take the third turning on the left hand side into Rowantree Avenue where the property is located on the left hand side.

What3Words dose.spend.builds

Local Authority & Council Tax Band

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

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 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.

Dacres Ref: BAI260143

