



Garsdale Crescent, Baildon, West Yorkshire, BD17 6TQ

NO ONWARD CHAIN - A deceptively spacious four-bedroom detached family home, occupying a popular residential position within walking distance of Baildon C.E. Primary School and the railway station. Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for modernisation and improvement, whilst benefitting from off-street driveway parking, a garage, and attractive family-friendly surroundings.

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

dacres.co.uk   



Garsdale Crescent, Baildon, West Yorkshire, BD17 6TQ

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

Guide Price: £350,000

General Remarks

This much-loved family home is offered to the market for the first time since it was originally built in the early 1970s, having been cherished by the same family for over five decades. Occupying a pleasant position within this highly regarded residential area, the property presents a rare opportunity for a purchaser to acquire a home with excellent potential to modernise, reconfigure and extend, subject to any necessary consents, to create a superb family residence tailored to individual requirements.

The accommodation is well proportioned throughout and retains much of its original character. The ground floor is entered via a spacious entrance hallway which provides access to the principal reception rooms. To the front is a generous living room, flooded with natural light from a large bay window and featuring double doors opening into the adjoining dining room, creating a versatile arrangement ideal for both everyday family life and entertaining. The dining room enjoys pleasant views over the rear garden and offers direct access to the kitchen, which is fitted with a range of units and provides access to the rear of the property.

To the first floor, the landing leads to four bedrooms comprising three excellent double bedrooms, three of which benefit from fitted wardrobes, together with a well-sized single bedroom that would be equally suited for use as a home office, nursery or dressing room. The accommodation is completed by a house shower room and a separate W.C., a practical arrangement often favoured by families.



Externally, the property enjoys attractive gardens to both the front and rear. To the front, a driveway provides ample off-street parking and leads to the attached garage, offering further parking, storage or workshop potential. A neatly maintained lawned garden is complemented by mature and well-stocked borders, creating an attractive first impression.

The rear garden is a particular feature of the property, westerly facing and offering a generous outdoor space ideal for families and keen gardeners alike. A paved patio provides the perfect setting for outdoor dining and entertaining, while beyond lies an extensive lawn bordered by mature hedging and established planting, affording a good degree of privacy and seclusion.

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.







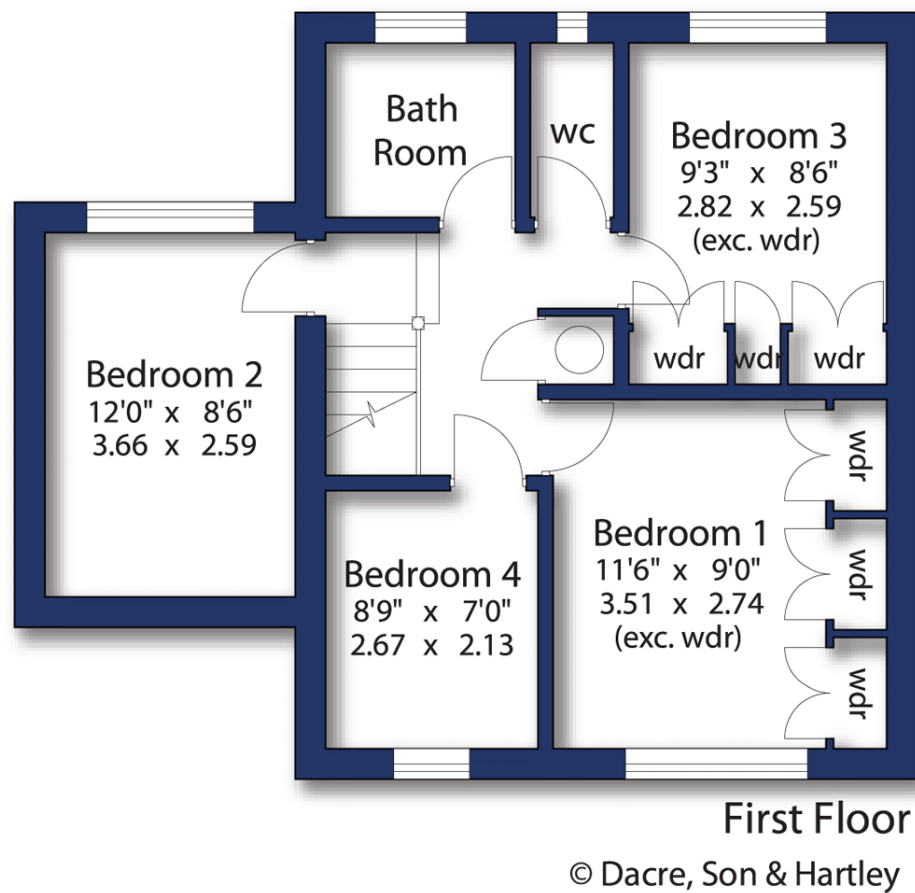
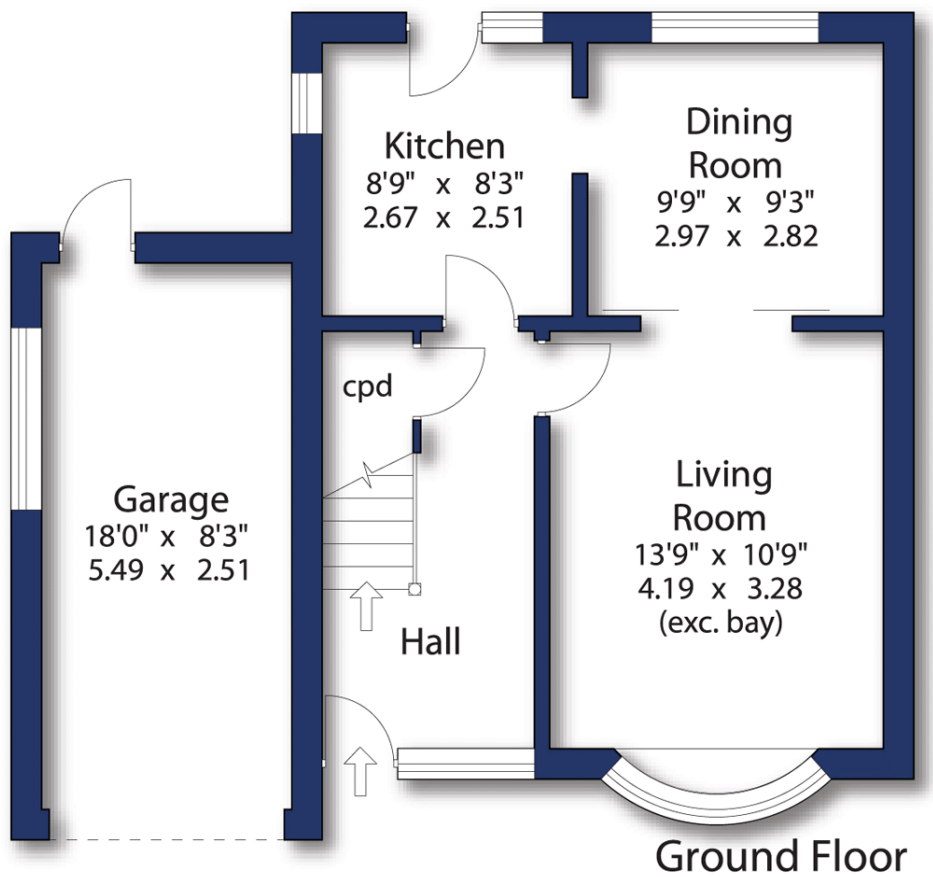






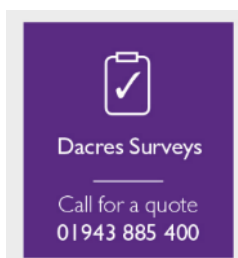


Floorplans





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.



Directions

From the roundabout in the centre of Baildon proceed down Browgate at Threshfield crossroads turn left into Station Road which leads into Roundwood Road. Just before the junction with Otley Road turn left into Langley Lane then third left into Garsdale Crescent where the property is located on the right hand side and can be identified by our for sale board.

What3Words [chimp.spent.common](https://www.what3words.com/)

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 combination boiler
- 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-flood-risks)

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: BAI260086

