



Strathallan Drive, Baildon, West Yorkshire, BD17 6QH

An extended 1930s semi-detached family home occupying an elevated position, enjoying far-reaching views from the front elevation. The accommodation includes three bedrooms, a modern house bathroom, a comfortable living room, and an extended open plan kitchen diner. Externally, the property boasts a well-presented rear garden, two driveways including a newly completed, impressively finished driveway to the front.

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

Guide Price: £289,950



General Remarks

This extended family home is beautifully presented throughout and occupies an elevated position, from where it enjoys distant views from the front aspect. Thoughtfully updated while retaining its original character, it offers an ideal setting for family living in a desirable residential location.

Internally, the accommodation includes a welcoming entrance hallway, a bright and spacious living room with a large front-facing bay window, and an extended open plan kitchen diner to the rear, ideal for both everyday family life and entertaining, and a useful guest W.C. Upstairs, there are three well-proportioned bedrooms, the two doubles having fitted wardrobes, along with a stylish, modern house bathroom.

Externally, the home continues to impress with a larger-than-average enclosed rear garden with paved patio, lawned area, planting areas, mature shrubs and flower beds - perfect for outdoor relaxation or family activities. A driveway leads to a gate giving access to the rear, while the front benefits from a newly completed and attractively landscaped driveway providing additional off-street parking.

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.







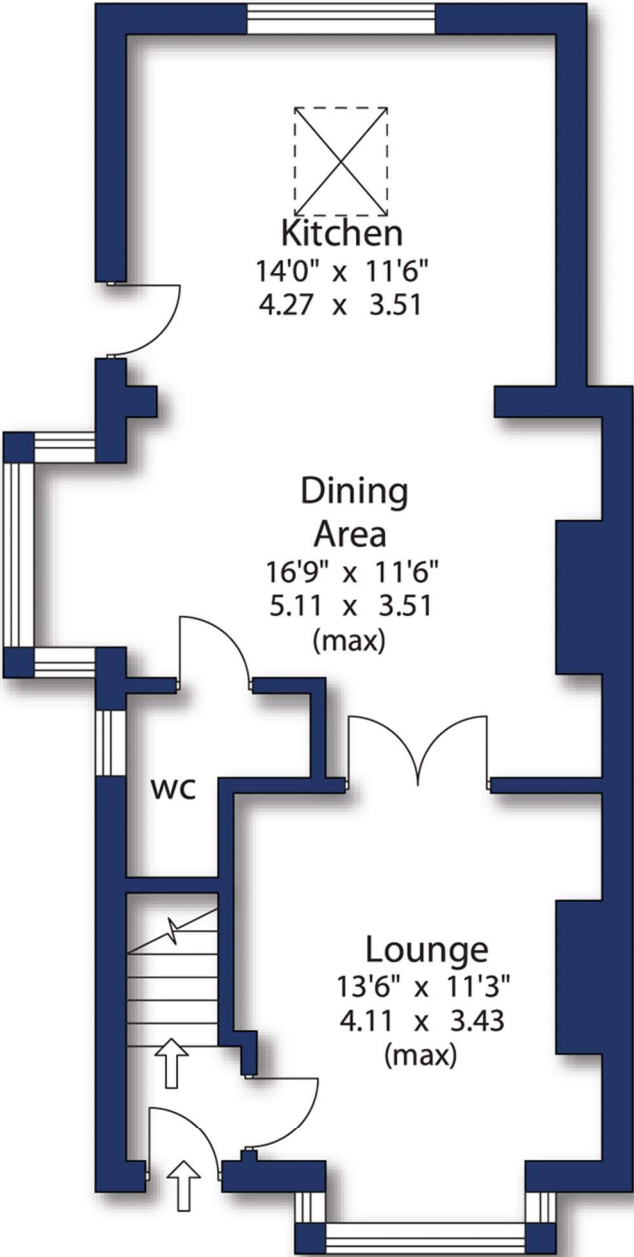




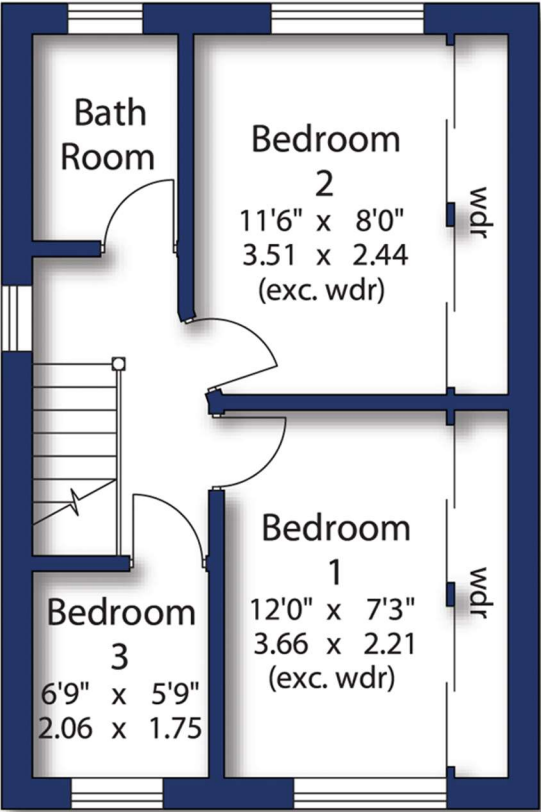




Floorplans



Ground Floor



First Floor



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. 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 which then becomes Baildon Road. Turn left into Station Road and then immediate right into Netherhall Road. Strathallan Drive will then be found on your right hand side and will be identified by our sale board.

What3Words resist.translated.winner

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Driveway parking

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.

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