



Heaton Close, Baildon, West Yorkshire, BD17 5PL

A superb three bedroom semi-detached property enjoying an enviable cul-de-sac position with pleasant views of Baildon Moor to the front and stunning far reaching views from the rear, situated in this convenient residential area within easy reach of local amenities. With three good sized bedrooms; a through living/dining room, fitted kitchen, attractive, low maintenance gardens, driveway and well-sized garage.

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

dacres.co.uk   



Heaton Close, Baildon, West Yorkshire, BD17 5PL

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

Guide Price: £280,000

General Remarks

This well-presented semi-detached home occupies a pleasant cul-de-sac position in a sought-after residential setting, enjoying attractive open views from both the front and rear elevations. Offering well-proportioned accommodation throughout, the property provides an excellent opportunity for a wide range of purchasers including first-time buyers, growing families and those looking to downsize. Having been carefully cared for over the years, the house offers immediate comfort whilst also presenting scope for buyers to personalise and further enhance to their own tastes.

The accommodation briefly comprises an entrance hall leading through to a spacious dual-purpose living and dining room, providing an excellent space for both everyday family living and entertaining. The fitted kitchen is positioned to the rear of the property and is complemented by a useful storage cupboard. To the first floor are three well-proportioned bedrooms, all offering pleasant outlooks, together with a modern house bathroom fitted with a contemporary suite. The property further benefits from gas-fired central heating and uPVC double glazing throughout.



Externally, the property enjoys an enviable position within the cul-de-sac and boasts attractive, low-maintenance gardens to both the front and rear, designed for ease of upkeep while still providing pleasant outdoor space. A private driveway offers ample off-street parking for several vehicles and leads to a larger-than-average detached garage, providing excellent storage, workshop potential or additional 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.







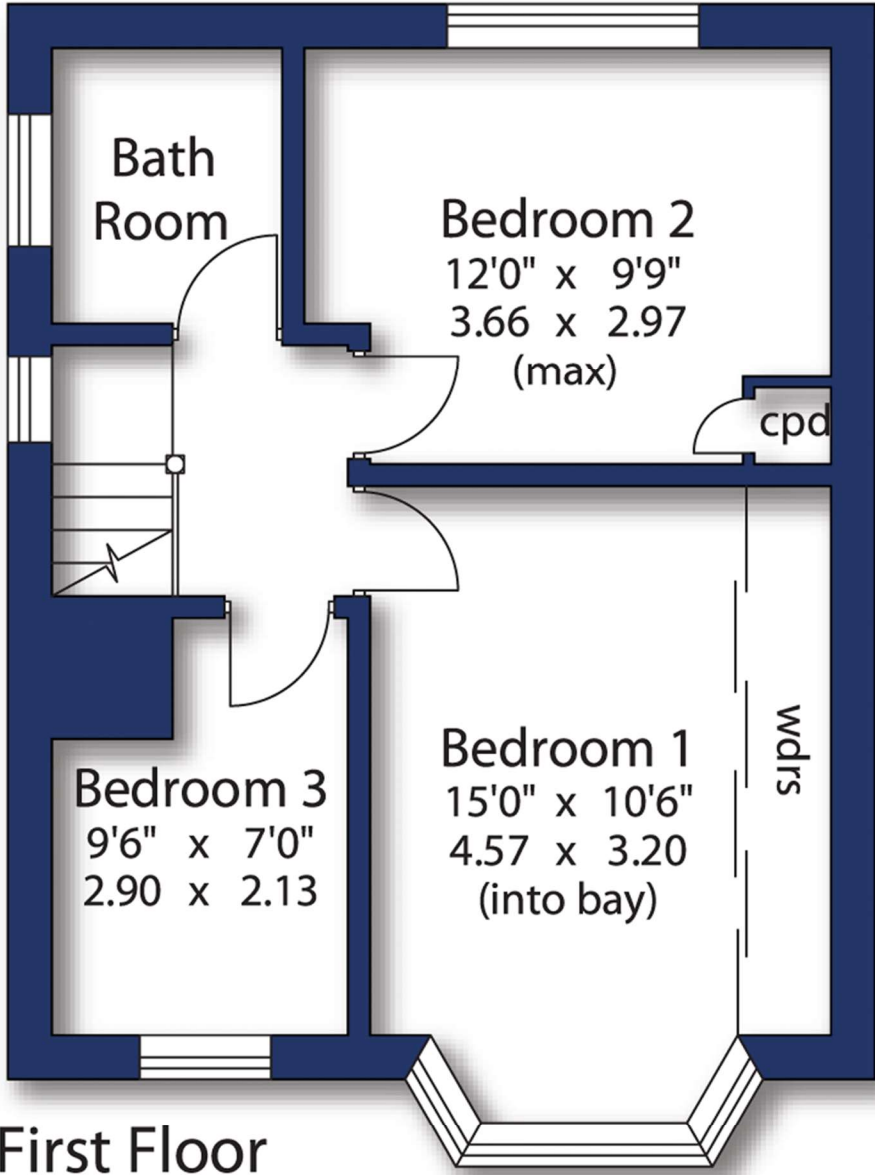
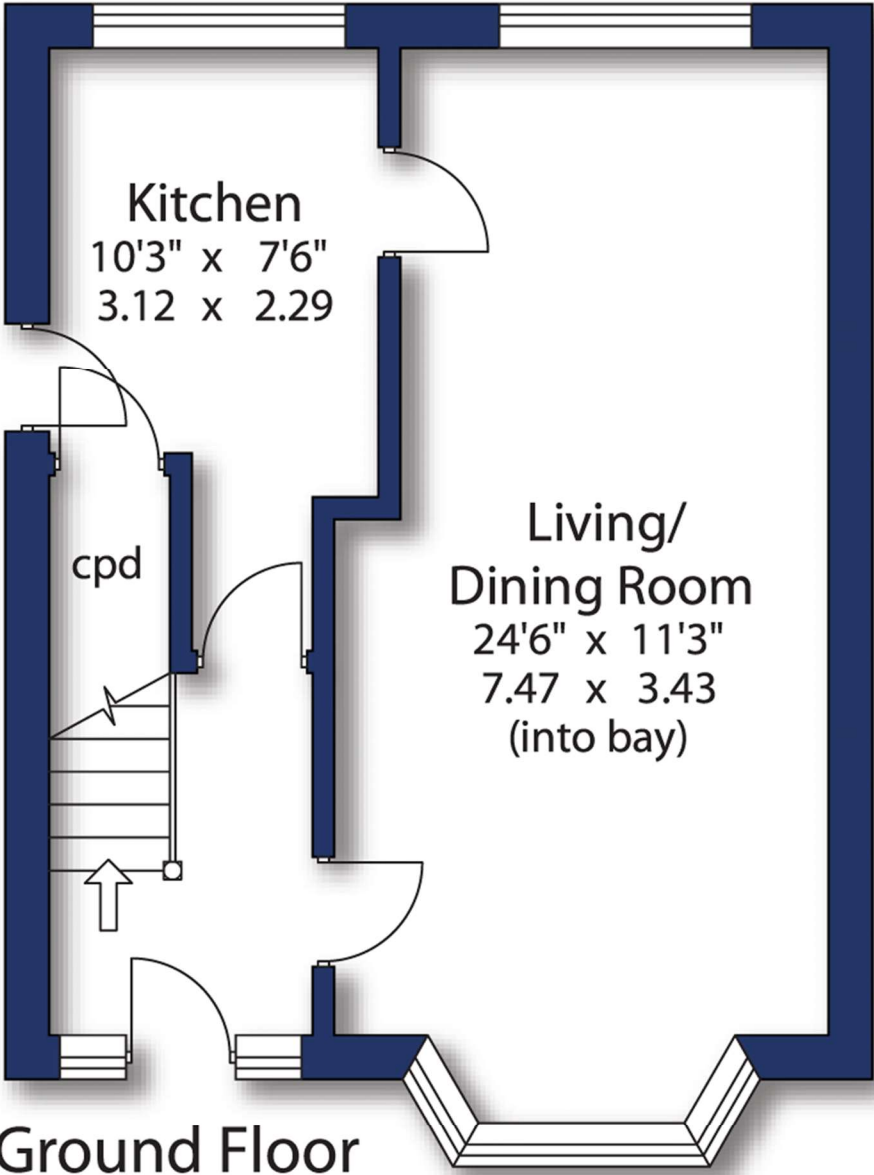








Floorplans





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 crossroads continue straight ahead into Springfield Road. Turn second right into Somerset Avenue then left into Heaton Drive. Right into Heaton Crescent and the property is on the right hand side and can be identified by our for sale board.

What3Words remove.chair.rank

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 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.

Dacres Ref: BAI260159

