



West Garth Mews, Baildon, West Yorkshire, BD17 7NH

An impressive modern family home boasting spacious four bedroom accommodation in a desirable cul-de-sac setting, enjoying an open outlook over Baildon Green. Featuring a stylish dining kitchen, two reception rooms, utility, en suite principal bedroom and modern family shower room, the property also benefits from driveway parking, EV charging point and a decked rear garden with views of Baildon Bank.

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

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

Guide Price: £325,000

General Remarks

This deceptively spacious and significantly larger than first impressions suggest modern family home occupies a delightful position within a small, exclusive cul-de-sac style development, enjoying an enviable open outlook across the picturesque Baildon Green. Beautifully presented throughout and thoughtfully designed to suit modern family living, the property offers generously proportioned, well-planned accommodation finished to a high standard.

The ground floor is centred around a stunning contemporary open-plan dining kitchen, fitted with a stylish range of modern units and providing an excellent space for both everyday family life and entertaining. A spacious living room is bathed in natural light, with patio doors opening onto a generous timber decked seating area, creating a seamless connection between the indoor and outdoor living spaces. A versatile second reception room provides flexibility as a formal dining room, family room, playroom or home office, whilst a practical utility/rear entrance vestibule and a convenient ground floor WC complete the accommodation.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with a contemporary en suite shower room. The remaining bedrooms are served by a



stylish and modern family shower room. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys a block-paved parking area together with a tarmac driveway providing ample off-street parking, along with the added benefit of an EV charging point. To the rear, a generous timber decked seating area enjoys a superb open aspect across Baildon Green, providing an ideal space for outdoor entertaining, relaxing and al fresco dining whilst making the most of the attractive, leafy surroundings. This wonderful outlook creates an enviable sense of space and privacy, perfectly complementing this impressive family home.

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.







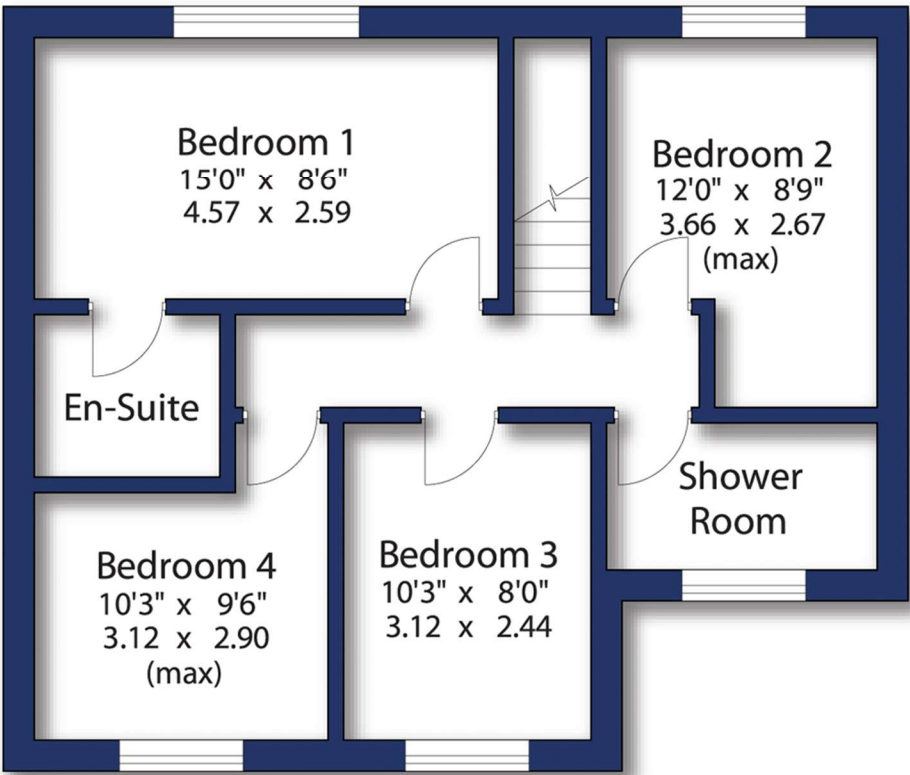
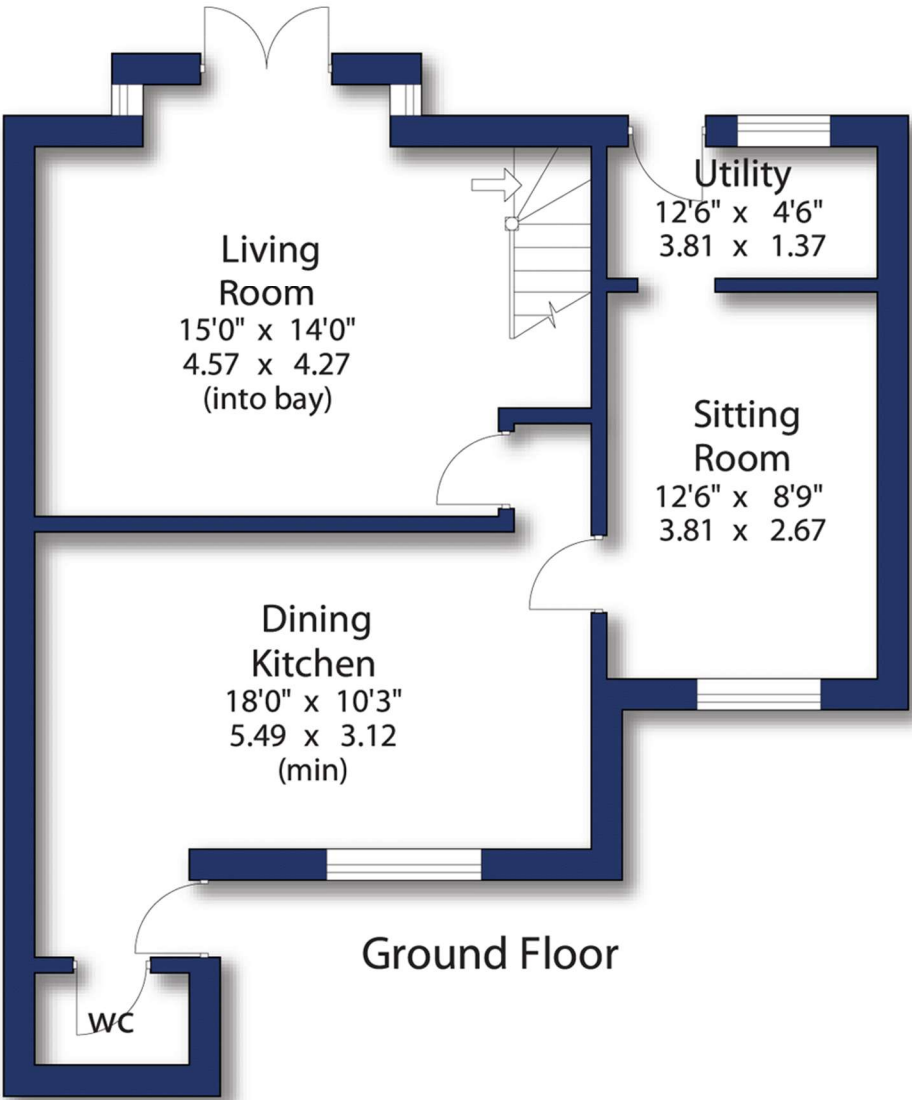








Floorplans

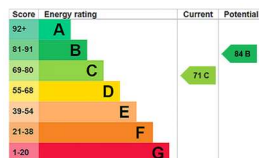


First Floor

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baildon@dacres.co.uk

Directions

From the centre of Baildon proceed to leave via Baildon Road as though travelling towards Shipley. On reaching Threshfields. Turn right just after the Morrisons shop onto Cliffe Avenue and proceed to follow for some time. Cliffe Avenue in turn becomes Green Road. Turn left onto Bertram Drive, where West Garth Mews can be found on the left, immediately past a stone built detached property. Proceed up West Garth Mews and the property is the first on the left hand side.

What3Words comic.burn.decent

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired 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](#)

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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