



Cliffe Lane West, Baildon, West Yorkshire, BD17 5QL

NO OWNARD CHAIN - A deceptively spacious three bedroom semi-detached home with well-maintained gardens to the front and rear, offering the next owners an excellent opportunity to update and personalise. Ideally located within walking distance of both Baildon and Saltaire, together with the scenic walks across Baildon Bank, the property enjoys a highly sought-after setting.

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Cliffe Lane West, Baildon, West Yorkshire, BD17 5QL

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

Guide Price: £175,000

- No onward chain
- Much loved semi-detached home
- Three bedrooms
- House bathroom
- Living and dining rooms
- Fitted kitchen
- Well-maintained gardens to front



General remarks

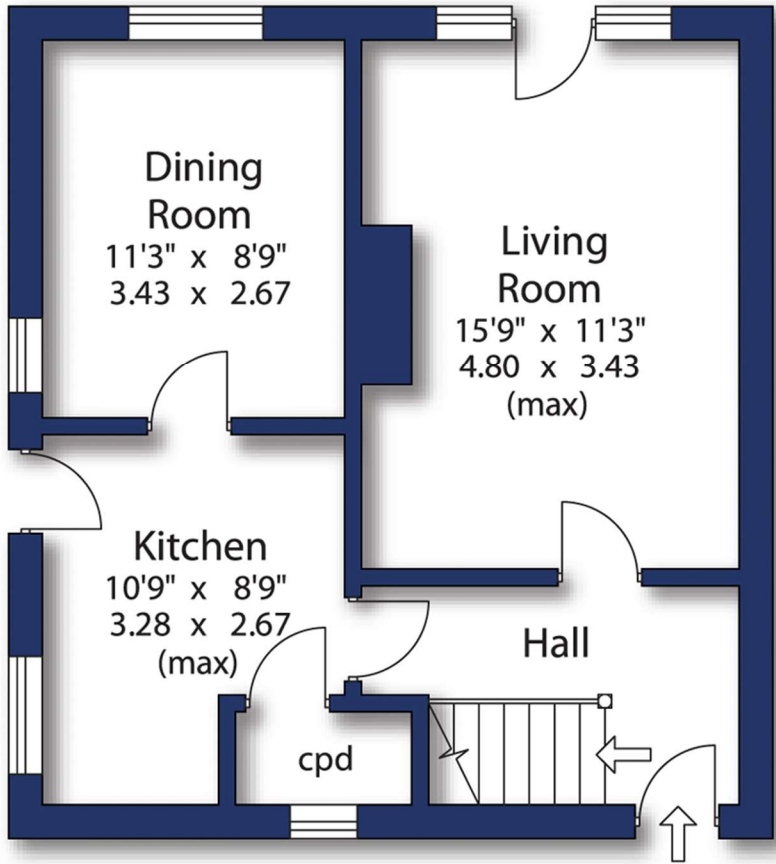
This much loved and spacious three-bedroom semi-detached home is ideally positioned within easy walking distance of both Baildon and Saltaire, as well as the picturesque walks across Baildon Bank. Offering well-proportioned accommodation arranged over two floors, the property provides an excellent opportunity for the next owners to update and personalise to their own taste.

The ground floor comprises a welcoming entrance hall with useful storage cupboard, leading through to a well-sized living room, enjoying a pleasant outlook and providing a comfortable space for relaxation. There is a separate dining room, ideal for entertaining or family dining, together with a fitted kitchen offering a practical range of wall and base units with scope for modernisation.

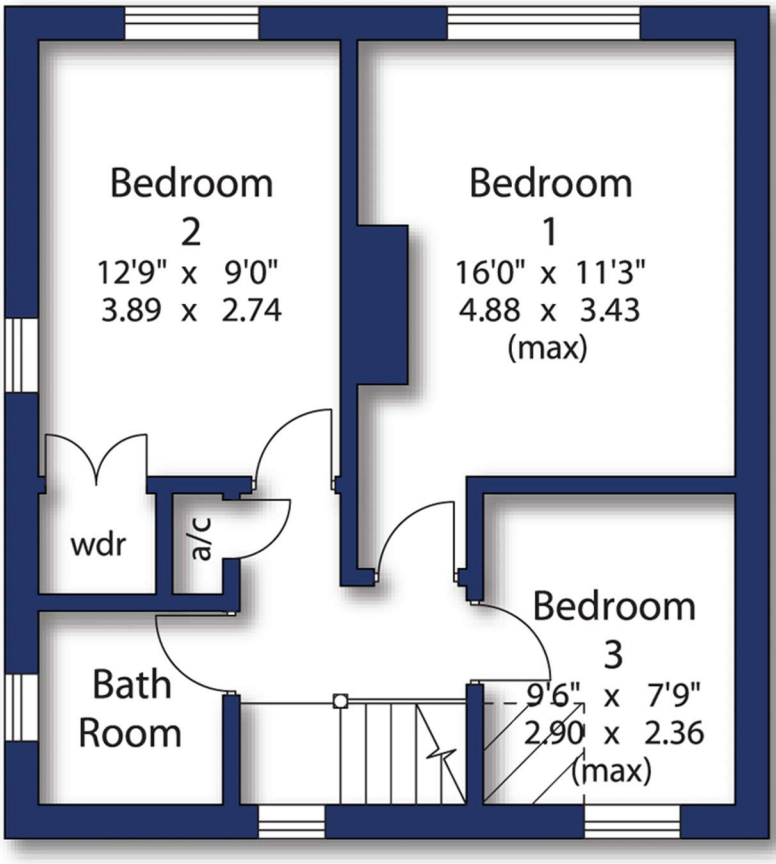
To the first floor are three bedrooms, including two generous double bedrooms and a further single bedroom, alongside a house bathroom and separate WC. The layout provides versatile accommodation suitable for a range of buyers, including families, first-time purchasers and those looking to add their own stamp to a well-located home.

Externally, the property enjoys beautifully maintained gardens to both the front and rear. The enclosed rear garden provides a private and established outdoor retreat, thoughtfully landscaped with a variety of mature plants, shrubs and borders creating an attractive and peaceful setting. A paved seating area provides the perfect space for outdoor dining and entertaining, while a pathway leads through the garden, with a useful greenhouse providing an excellent opportunity for keen gardeners.

Floorplans



Ground Floor



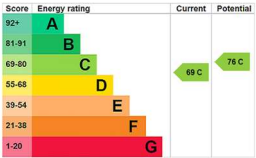
First Floor

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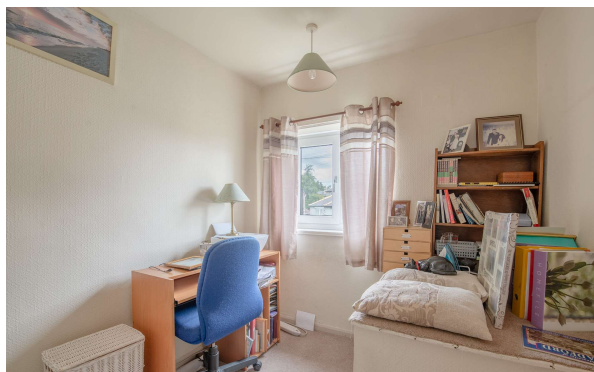
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Contact us



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Directions

From the roundabout in the centre of Baildon proceed down Browgate, at Threshfield crossroads turn right into Cliffe Avenue, turn left into Cliffe Lane West where the property is located on the right hand side and can be identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words angel.kick.watch

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- On-street 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.