



Moorfield Drive, Baildon, West Yorkshire, BD17 6LL

NO ONWARD CHAIN - A much-loved detached true bungalow, positioned on the fringes of Baildon Moor and within walking distance of Baildon's excellent amenities. Offering deceptively spacious two-bedroom accommodation, including a kitchen diner, living room, sunroom, bathroom and separate W.C. Externally, there is a driveway, garage and attractive gardens, with the generous west-facing rear garden being a particular highlight.

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Moorfield Drive, Baildon, West Yorkshire, BD17 6LL

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

Guide Price: £350,000

General Remarks

This highly desirable detached true bungalow is ideally situated on the desirable fringes of Baildon Moor and within easy walking distance of the village, with its excellent range of everyday amenities, independent shops, cafés, pubs and local facilities.

The property offers surprisingly spacious and well-proportioned two-bedroom accommodation on one level, complemented by a practical kitchen diner, pantry, comfortable living room, useful sunroom, bathroom and separate W.C. While the property would benefit from some modernisation, it provides an excellent opportunity to create a superb retirement or single-storey family home in a highly sought-after location.



Externally, the property is approached via a driveway providing ample off-street parking and access to the garage, with attractive gardens extending to both the front and rear. The generous westerly facing rear garden is a particular feature, enjoying excellent afternoon and evening sunshine together with direct access onto Baildon Moor. This exceptional outdoor space offers a wonderful sense of openness and provides an ideal setting for relaxing, entertaining and enjoying the surrounding landscape.

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.







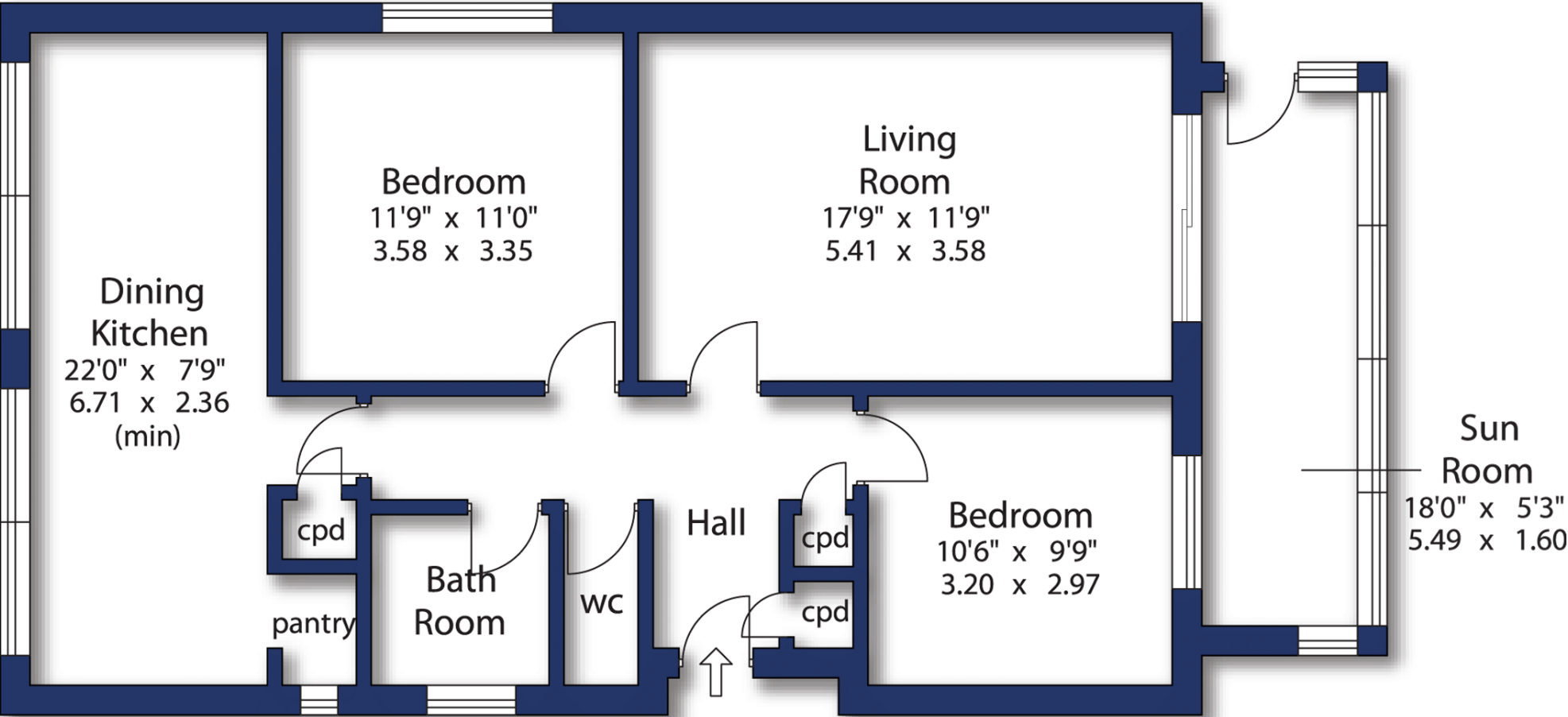




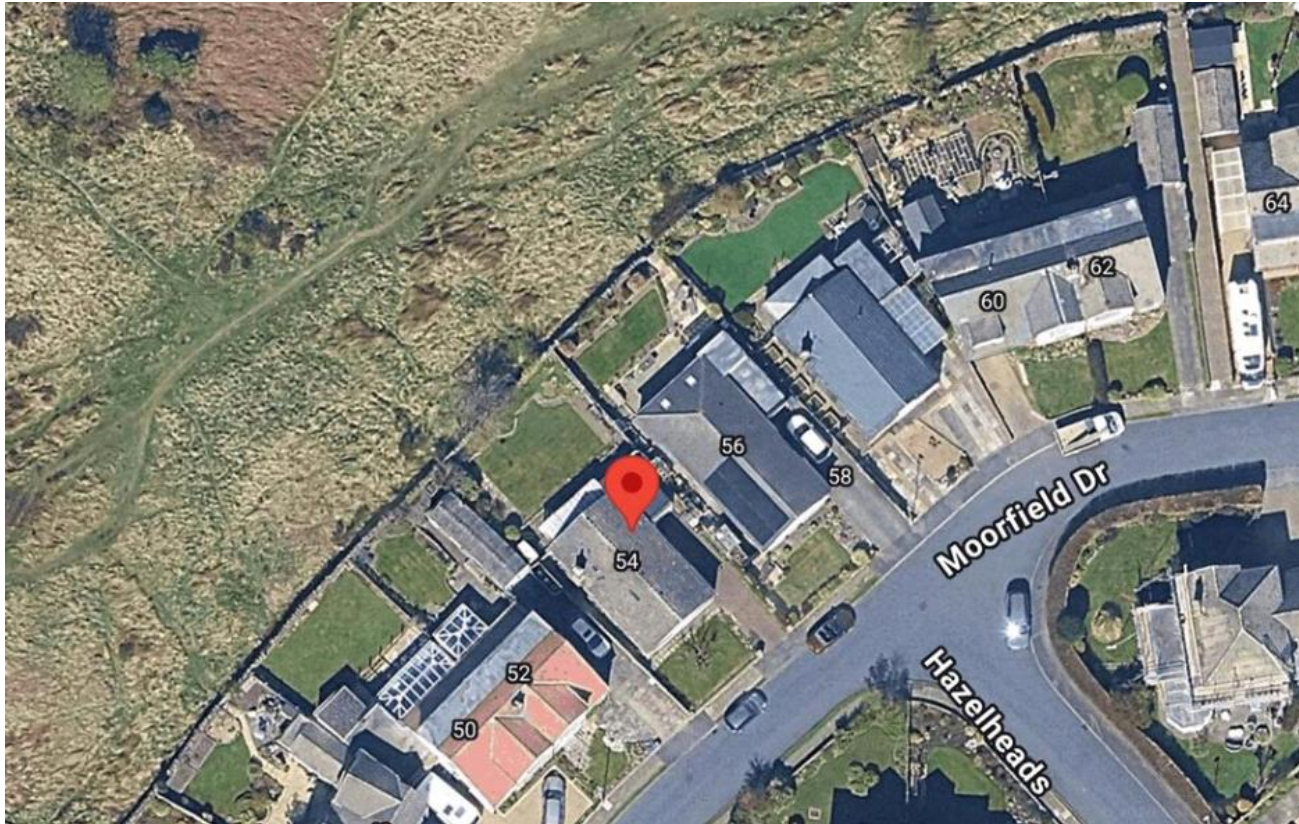




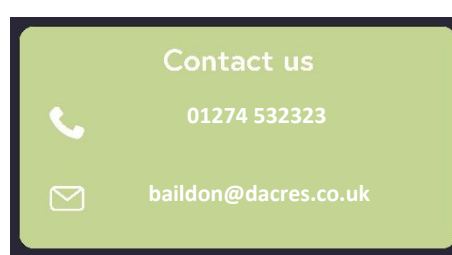
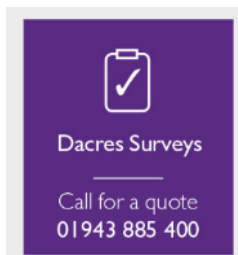
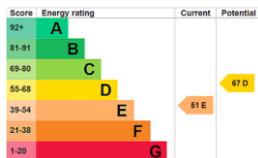
Floorplans



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Directions

From the centre of Baildon, take the exit off the roundabout onto Northgate and continue heading towards Baildon Moor. Moorfield Drive can be found as a turning to the right. Follow the road around to the left and the property can be found at on the left-hand side.

What3Words loose.sheep.frost

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 boiler
- Driveway 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.

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