



Pasture Road, Baildon, West Yorkshire, BD17 6QP

An extended 1930's semi-detached family home situated in a popular residential location in Baildon, where the centre and its amenities are less than a mile away. Featuring a spacious open plan kitchen diner; guest W.C., living room, three bedrooms and a house bathroom. With a south facing rear garden, driveway and carport.

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Pasture Road, Baildon, West Yorkshire, BD17 6QP

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

Guide Price: £249,950

- Spacious 1930's semi-detached home
- Extended kitchen diner
- Living room with bay window
- Guest W.C.
- Two double bedrooms
- Good sized single bedroom
- House bathroom



General remarks

Dacre, Son & Hartley are delighted to present for sale this well-established 1930s semi-detached home, located in a popular residential area of Baildon. This desirable neighbourhood offers the convenience of being within a 20-minute walk to both Baildon centre and the railway station, making it ideal for commuters and those looking for easy access to local amenities.

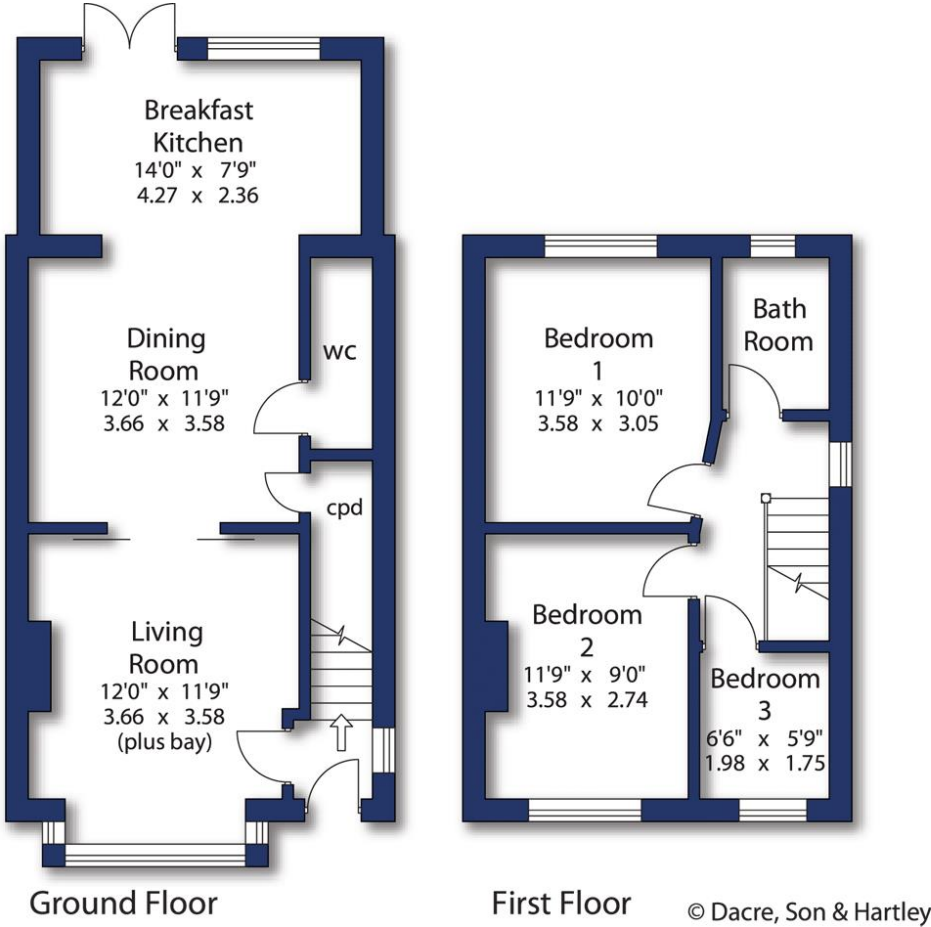
The property has been thoughtfully extended at the rear, creating a spacious and light-filled open-plan kitchen and dining area that is perfect for modern living and entertaining. Additionally, the home benefits from a sunny, south-facing rear garden, providing a peaceful outdoor space to relax or enjoy family time.

With accommodation planned over two floors and briefly comprising on the ground floor; entrance vestibule; welcoming living room with bay window allowing for good natural light levels; spacious open plan

kitchen diner with fitted kitchen and breakfast bar; guest W.C, useful storage cupboard. On the first floor; two good sized double bedrooms; good sized single bedroom; modern house bathroom. With uPVC double glazing and gas fired heating.

Externally, the property offers a driveway at the front, providing convenient off-street parking which leads to a carport. The front garden is designed for low maintenance, featuring a neatly paved area and well-kept planting beds, adding a touch of greenery without the need for extensive upkeep.

At the rear, the south-facing garden enjoys plenty of natural sunlight throughout the day, making it an ideal spot for outdoor relaxation or family activities. The garden includes a lawn, perfect for children to play on, as well as a spacious patio area, ideal for outdoor dining or entertaining.





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Directions

From the roundabout in the centre of Baildon proceed down Browgate, continue through Threshold crossroads then take the first left into Pasture Road and the property is located on the right-hand side.

What3Words shift.safe.hope

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

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

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

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 £24.00 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), Dacre, Son & Hartley reserves 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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