



Honey Pot Drive, Baildon, West Yorkshire, BD17 5TJ

A substantial detached family home occupying an elevated position within a highly sought after residential development off West Lane. Planned over three floors and boasting five bedrooms, two house bathrooms plus en suite to principal, living room and sitting room/office, open plan kitchen diner with utility room and guest W.C. With off-street driveway parking, two garages and landscaped tired gardens to the rear.

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

Guide Price: £549,950

General Remarks

This beautifully appointed and impressively spacious five-bedroom detached residence enjoys a prime position within this highly regarded modern development by David Wilson Homes. Offering generous and versatile accommodation arranged over three floors, this superb family home has been thoughtfully designed with modern living in mind and finished throughout to an exceptional standard.

Upon entering, a welcoming reception hallway provides access to a ground floor cloakroom/W.C. and a light and airy lounge, ideal for relaxing and entertaining. The heart of the home is the stunning open-plan dining kitchen, fitted with a comprehensive range of modern units, integrated appliances, and ample space for dining and socialising. Double doors open onto the rear garden, creating a seamless indoor-outdoor flow. A separate sitting room or home office provides excellent flexibility, while a useful utility room completes the ground floor.

To the first floor, there are three well-proportioned bedrooms, including the impressive principal suite which features a dressing area with fitted wardrobes and a luxurious en suite



shower room. The family bathroom is also located on this floor, finished in a contemporary style. The second floor offers two additional double bedrooms and a modern shower room, ideal for teenagers, guests, or use as home offices if required.

Externally, the property enjoys a low-maintenance front garden and a driveway providing ample off-street parking, leading to twin garages providing further secure parking or storage. The rear garden is attractively landscaped and tiered, incorporating flagged and gravel patio areas, a lawn, and well-stocked planted borders. A raised timber decking area offers the perfect vantage point to relax and take in the distant views.

Benefiting from gas-fired central heating and double glazing throughout, this superb modern home combines generous proportions with stylish presentation and a convenient location within this sought-after residential development.







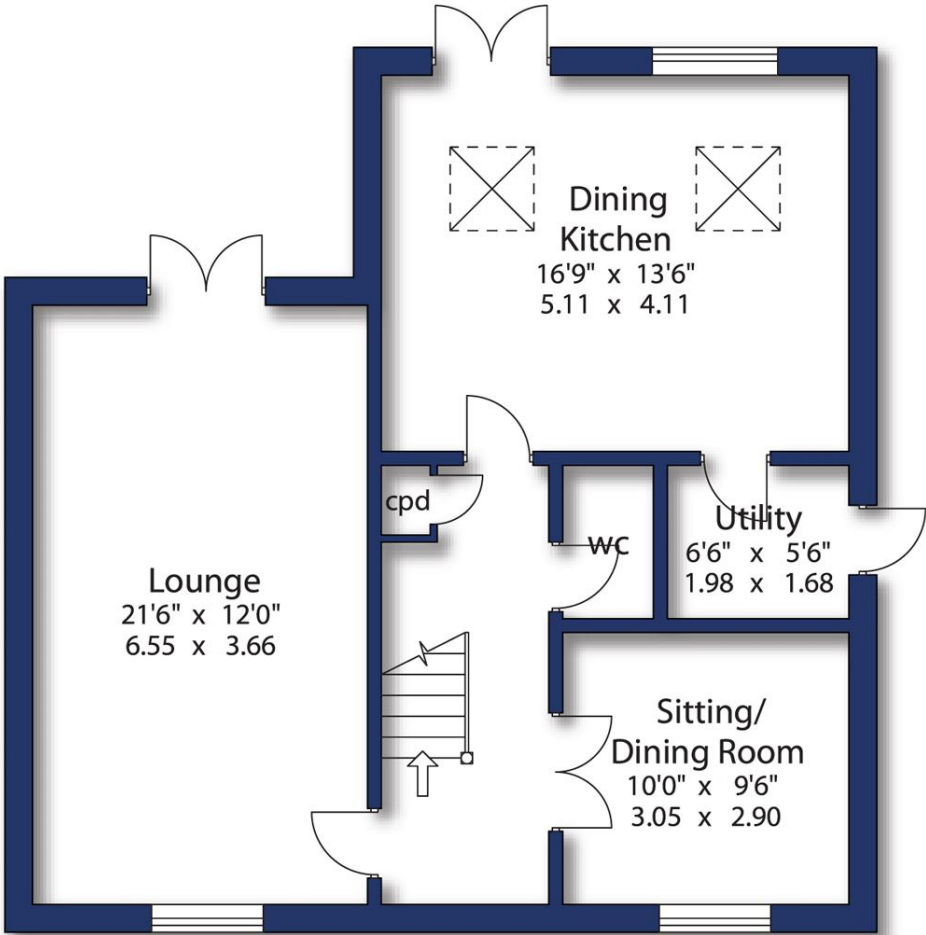




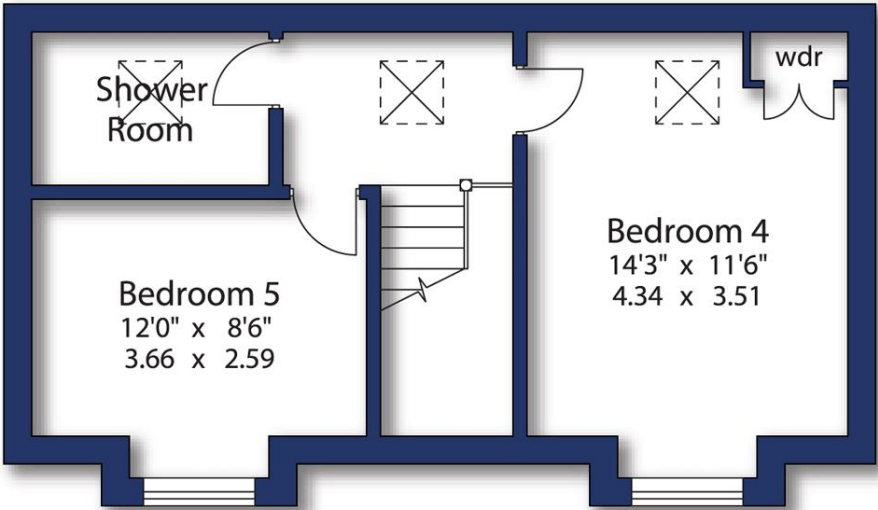




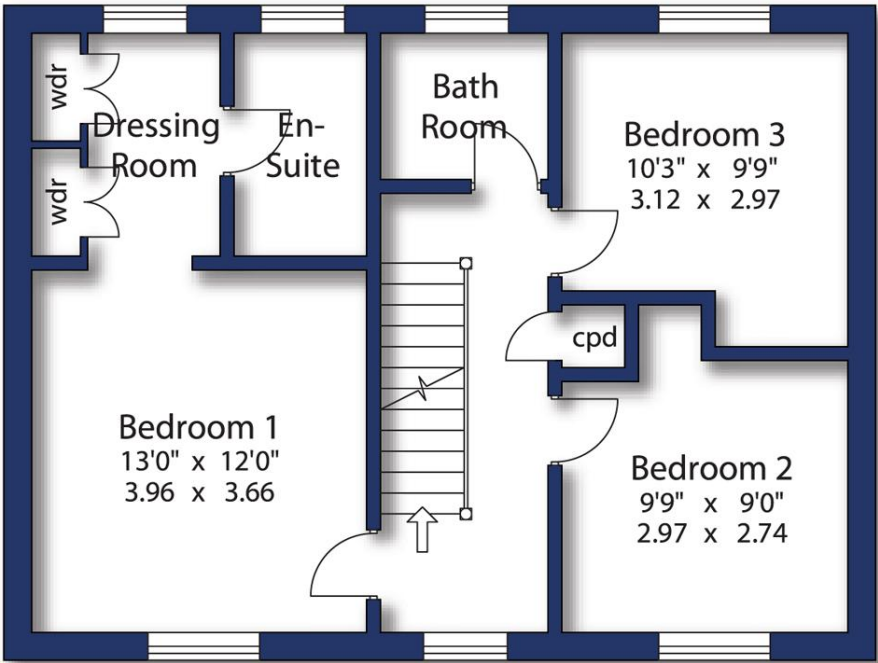
Floorplans



Ground Floor



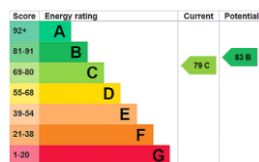
Second Floor



First Floor



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Directions

From the roundabout in the centre of Baildon proceed up Westgate, at the crossroads turn left into West Lane, continue past Sandals Primary School then turn right into Honey Pot Drive. Proceed up and as the road veers to the right the property is found on your left in an elevated position.

What3Words yours.mixer.insist

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street parking and two garages

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 £26.10 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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