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Glenholm Road, Baildon, West Yorkshire, BD17 5QB

NO ONWARD CHAIN - A spacious true bungalow offering two double bedrooms, a modern shower room, separate living and dining rooms, and a fitted kitchen. Standing within attractive front and rear gardens with ample driveway parking and a single garage, the property is well maintained throughout but offers excellent scope for modernisation and personalisation.

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Glenholm Road, Baildon, West Yorkshire, BD17 5QB

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

Guide Price: £250,000



General Remarks

Occupying a sought-after position within a popular residential area in Baildon, this attractive semi-detached true bungalow offers well-presented and versatile accommodation, complemented by delightful views towards Baildon Bank from the front elevation. A small rear extension has enhanced the dining room, creating a larger bay window which provides the perfect setting for a dining table, whilst also incorporating a useful and welcoming rear porch. Conveniently located close to a range of local amenities, the property will appeal to a variety of purchasers seeking comfortable single storey living in a highly regarded setting.

The accommodation briefly comprises an inviting entrance hallway, a spacious living room featuring a bay window that enjoys the pleasant outlook to the front, a separate dining room with direct access to the rear garden, two generously proportioned double bedrooms, a modern shower room, and a fitted kitchen. The property further benefits from uPVC double glazing and a gas-fired central heating system throughout.

Externally, the bungalow enjoys excellent kerb appeal, with a tarmac driveway with block edging providing ample off-street parking for several vehicles and leading to a detached garage (19'3 x 8'3). The front garden has been designed for ease of maintenance, incorporating a rockery and lawned garden. To the rear, the enclosed garden offers a private and secure outdoor space, ideal for families and pet owners alike. Beautifully maintained, with a generous lawned garden and mature boundary hedging, creating an attractive setting for outdoor relaxation and entertaining.

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.





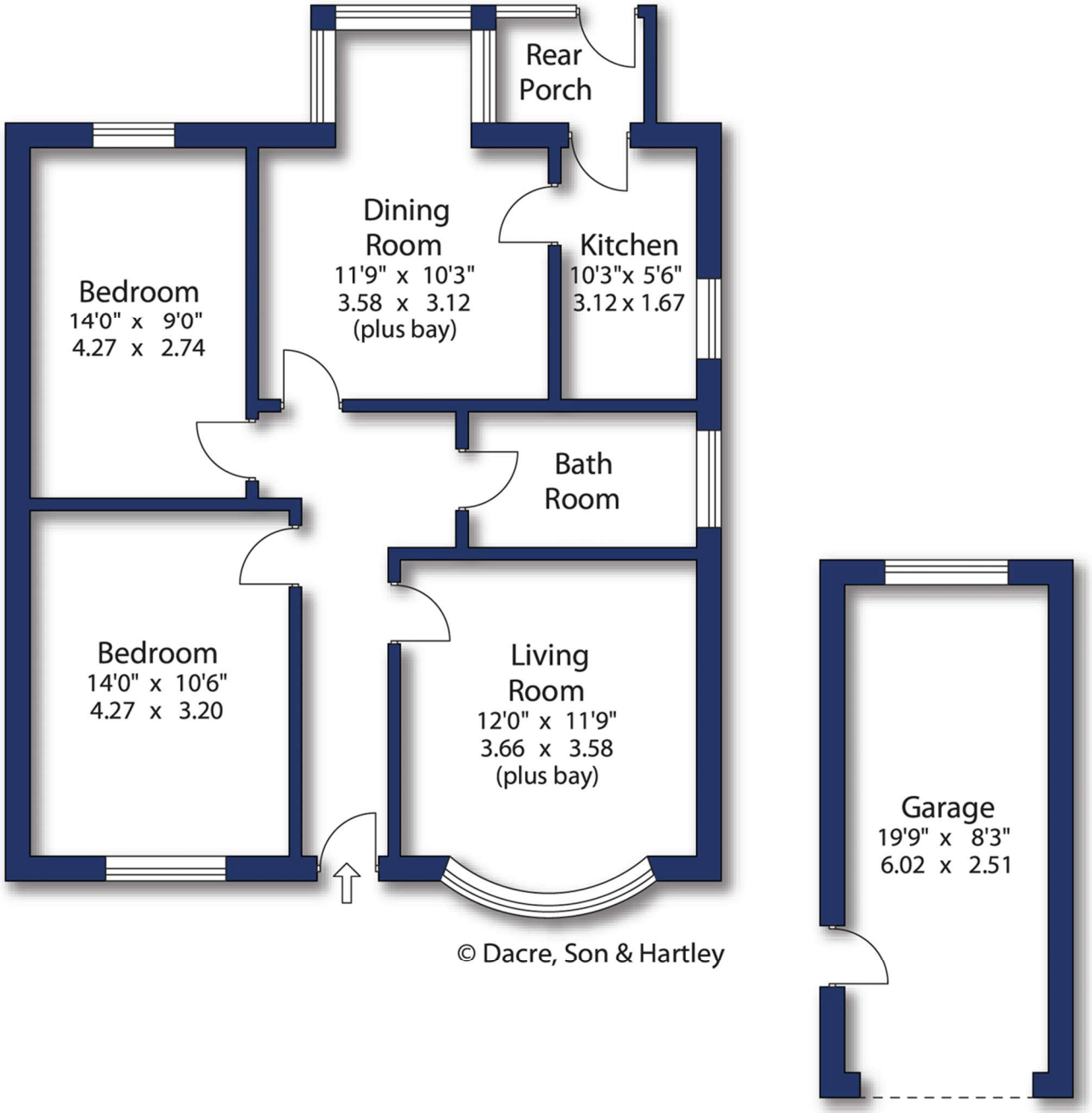








Floorplans


Rear Porch
Dining Room
11'9" x 10'3"
3.58 x 3.12
(plus bay)
Kitchen
10'3"x 5'6"
3.12 x 1.67
Bedroom
14'0" x 9'0"
4.27 x 2.74
Bath Room
Bedroom
14'0" x 10'6"
4.27 x 3.20
Living Room
12'0" x 11'9"
3.66 x 3.58
(plus bay)
Garage
19'9" x 8'3"
6.02 x 2.51
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Contact us
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Directions

From the roundabout in the centre of Baildon proceed down Browgate, continue through Threshfield Crossroads then turn right into Sandals Road, proceed to the top and turn right onto Glenholm Road, where the property is located on the left hand side.

What3Words retire.eggs.tender

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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