



Ashfield Drive, Baildon, West Yorkshire, BD17 6JE

NO ONWARD CHAIN - A much-loved detached true bungalow, ideally positioned within A short distance of Baildon's excellent amenities and transport links. Offering deceptively spacious three bedroom accommodation, including a kitchen, living/dining room, and a house bathroom. Externally, there is a good-sized driveway, single garage and attractive gardens.

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

Guide Price: £350,000

General Remarks

This substantial and well-presented three-bedroom detached bungalow occupies a highly sought-after position within a popular residential area of Baildon and is offered to the market with the significant benefit of no onward chain. Well maintained throughout, the property provides generously proportioned and versatile accommodation, making it an appealing choice for a variety of purchasers and particularly those seeking the convenience of single level living.

The accommodation opens into a welcoming entrance hall, leading through to a spacious open-plan lounge and dining area, providing an excellent everyday living and entertaining space. There is a well-equipped kitchen, three good-sized bedrooms and a house bathroom, with the overall layout offering a practical and adaptable home. In addition, the property benefits from a substantial loft space offering ample storage space with a convenient drop down ladder.

Externally, the property is complemented by attractive lawned gardens to the front, side and rear, featuring established planted borders and providing a pleasant degree of privacy and



outdoor space. A driveway offers useful off-street parking and leads to a detached single garage, providing additional parking, storage or workshop potential.

Conveniently positioned within a short distance of Baildon village centre, the property is ideally placed for a wide range of everyday amenities, including local shops, cafes, pubs and services. Baildon also benefits from excellent transport connections to neighbouring towns and villages, making this a particularly convenient location for both local and commuting purchasers.

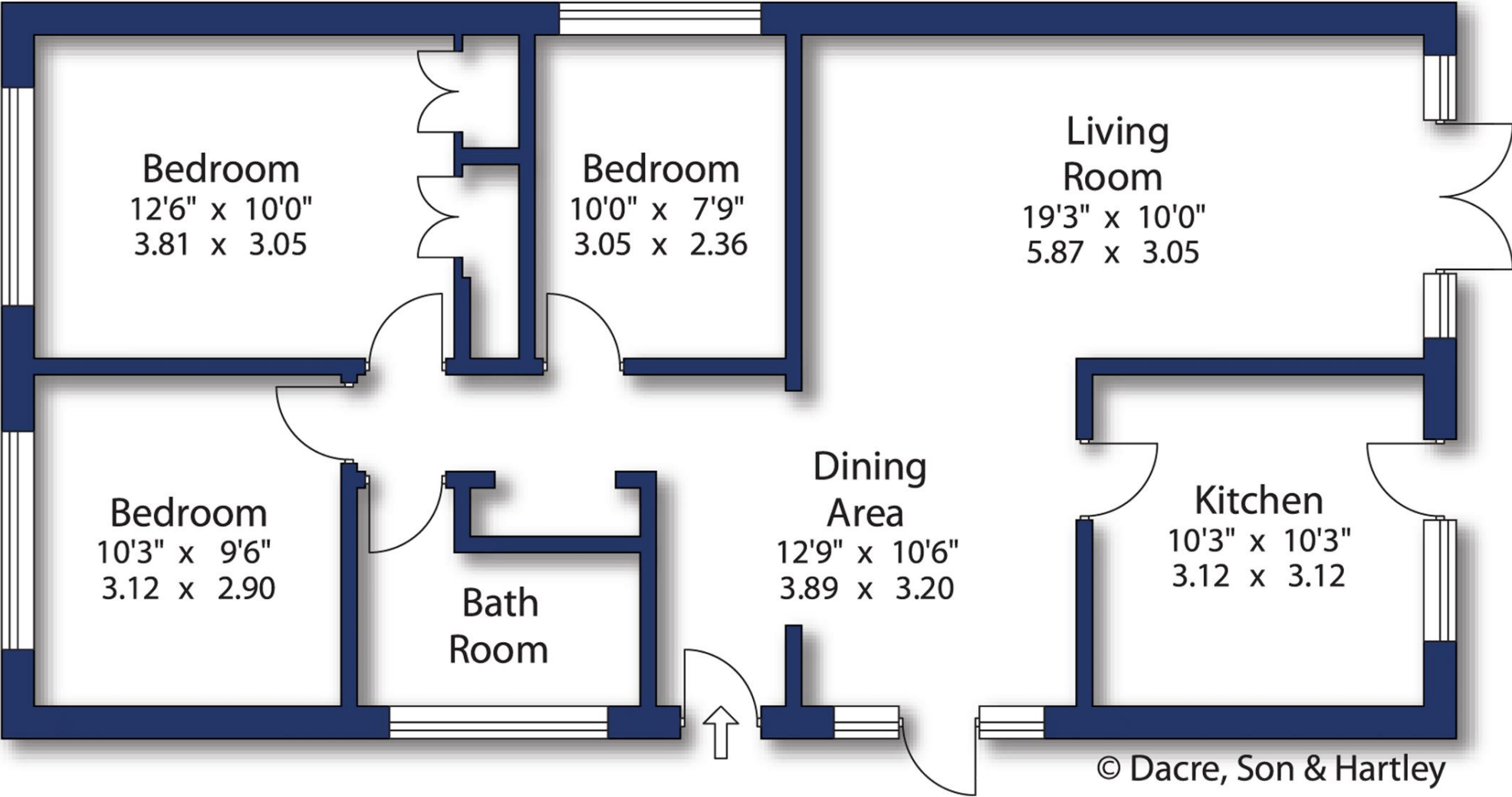
Baildon is a popular village which offers a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football grounds. Baildon has a rural location with moorland countryside close by as well as allowing daily commuting by rail to Leeds 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.





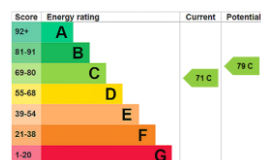


Floorplans





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Dacres Surveys

Call for a quote
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Contact us

01274 532323

baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed up Hall Cliffe past the Parish Church, at the mini roundabout turn right into Holden Lane then right into Ashfield Drive where the bungalow is located immediately on the left hand side and can be identified by our for sale board.

What3Words master.lamps.dogs

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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