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Kingsley Crescent, Baildon, West Yorkshire, BD17 5QQ

A well-presented semi-detached home occupying a cul-de-sac position, enjoying a pleasant setting with views towards Baildon Bank to the rear and situated within one mile of both Baildon and Saltaire railway stations. Offering well-proportioned accommodation, featuring two double bedrooms, a spacious living room, a modern fitted kitchen with pantry, and a newly installed bathroom. Externally, there are gardens to the front and a particularly generous rear garden, ideal for outdoor enjoyment and entertaining.

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Guide Price: £210,000



General Remarks

This delightful semi-detached home is likely to appeal to first-time buyers and investors alike. Occupying a quiet cul-de-sac position with attractive views towards Baildon Bank to the rear, the property is tastefully presented throughout and benefits from a modern shaker-style kitchen with a useful pantry area and a newly fitted bathroom.

The accommodation is arranged over two floors and briefly comprises; an entrance vestibule leading into a welcoming living room featuring an attractive exposed brick chimney breast, a modern shaker-style kitchen with a useful pantry area providing additional storage, and access to the large rear garden. To the first floor are two well-proportioned double bedrooms, including a principal bedroom with useful built-in storage, together with a newly fitted house bathroom incorporating a bath with shower over, wash basin and W.C. The property further benefits from uPVC double glazing and a gas-fired central heating system.

Externally, the property enjoys a lawned garden and gravelled area to the front, offering potential to create off-street parking, subject to any necessary consents. The enclosed rear garden is a particular feature of the home and is deceptively spacious, comprising an expansive paved patio, generous lawned garden, timber decked terrace and established borders, providing an excellent blank canvas for keen gardeners and those looking to create their own outdoor retreat.

Baildon is a highly regarded village offering an excellent range of local amenities, including shops, cafés, restaurants and recreational facilities. The area is well served by both Baildon and Saltaire railway stations, providing convenient links to Leeds, Bradford and beyond. Residents can also enjoy nearby moorland countryside, the Leeds and Liverpool Canal with its scenic walks and cycle paths, and the UNESCO World Heritage Site of Saltaire. Motorway networks and Leeds Bradford Airport are also within easy reach, making the location ideal for both commuters and those seeking access to a wealth of leisure opportunities.





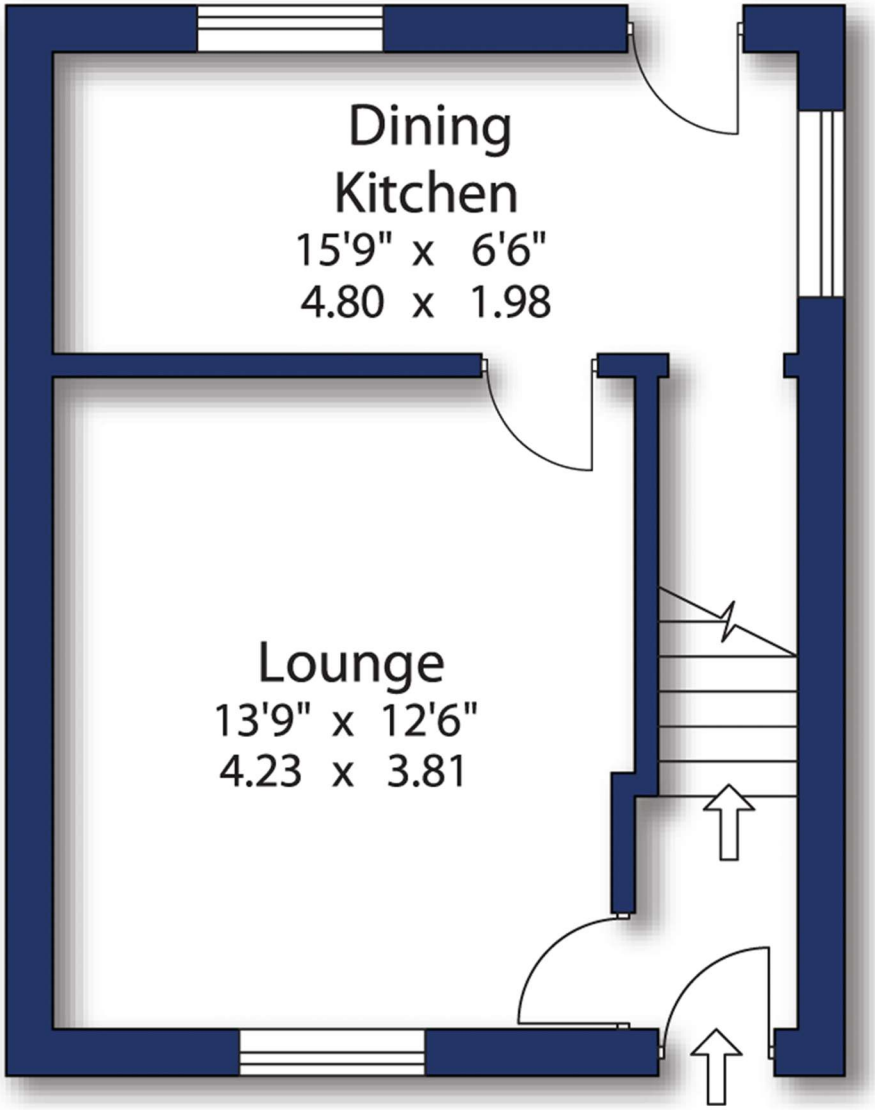

ON THE ROCKS



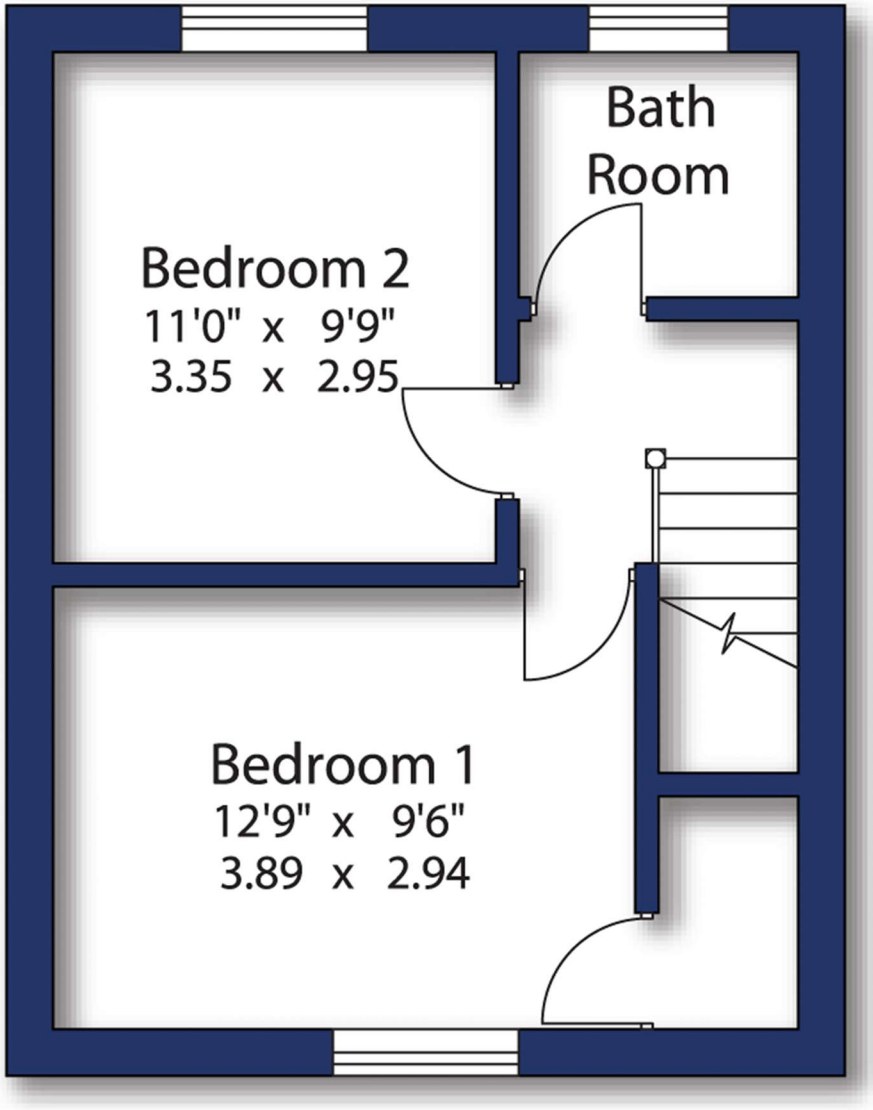




Floorplans



Ground Floor



First Floor

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Dacres Surveys
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Contact us
01274 532323
baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed down Browgate which then becomes Baildon Road, after a short distance and after the parade of shops on your right, turn right into Sandals Road, at the top of Sandals Road turn left into Enfield Road. Continute until Kingsley Crescent where the property is located towards the foot of the cul-de-sac and can be identified by our Dacre, Son & Hartley 'For Sale' board - What3Words melon.active.system

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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.

Dacres Ref: BAI260193

