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Luis Court, Baildon, West Yorkshire, BD17 5LJ

Occupying an enviable elevated position in an exclusive private cul-de-sac, this immaculate four/five-bedroom home enjoys panoramic valley views to the front and open countryside to the rear towards Baildon Moor. Energy-saving features include solar PV panels, two 5.2kW batteries, a high-efficiency boiler, complemented by landscaped, low-maintenance outdoor spaces. Versatile accommodation includes an open-plan kitchen/diner, utility, study, W.C. and integral tandem garage, partially converted into an office/gym while retaining ample garage and storage space.

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dacres.co.uk

Luis Court, Baildon, West Yorkshire, BD17 5LJ

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

Guide Price: £525,000



General Remarks

Situated on a prestigious residential development surrounded by other high-calibre homes, this very well-presented, versatile four/five bedroom detached property offers generous family living arranged over three spacious floors. The well-proportioned accommodation has been designed for energy efficient modern family life and entertaining. It comprises four double bedrooms, two bathrooms, a superb open-plan dining kitchen, a well-appointed utility room, a separate study/reception room and a highly adaptable office/gym that may also be used as a fifth bedroom. Impeccably maintained throughout, the home benefits from uPVC double glazing throughout and gas central heating and is further enhanced by solar PV systems installed in 2022 with two 5.2kW batteries, a relatively new high-efficiency boiler and a BoilerMate thermal store.

On the ground floor, the fully insulated garage is finished to an unusually high standard and fitted with an electric roller shutter door. Alongside it, the office/gym benefits from double-glazed windows and French doors opening towards the front garden, making it equally well suited as a private guest room or fifth bedroom. A generous double-door cloaks cupboard, useful under-stairs storage and a well-positioned W.C. add everyday practicality.

The first floor forms the heart of the home. Its impressive open-plan dining kitchen is finished to a high standard and creates a sophisticated yet welcoming setting for family gatherings and entertaining, complemented by a separate, well-appointed utility room. In the living room, four-panel French doors open to a Juliet balcony and perfectly frame the far-reaching valley panorama. A further reception room provides an elegant study, home office or additional sitting room.

The second floor offers four well-proportioned double bedrooms and a stylish family bathroom. The master bedroom is complemented by fitted wardrobes own en-suite shower room, creating a comfortable and private retreat. Together with the ground-floor office/gym, the arrangement provides genuine four/five-bedroom versatility for family living, guests or home working.

Externally, a private driveway provides generous off-road parking for two cars. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, offering an inviting combination of Indian stone paving, timber decking and established planted raised beds, ideal for family outdoor dining, relaxation and entertaining.


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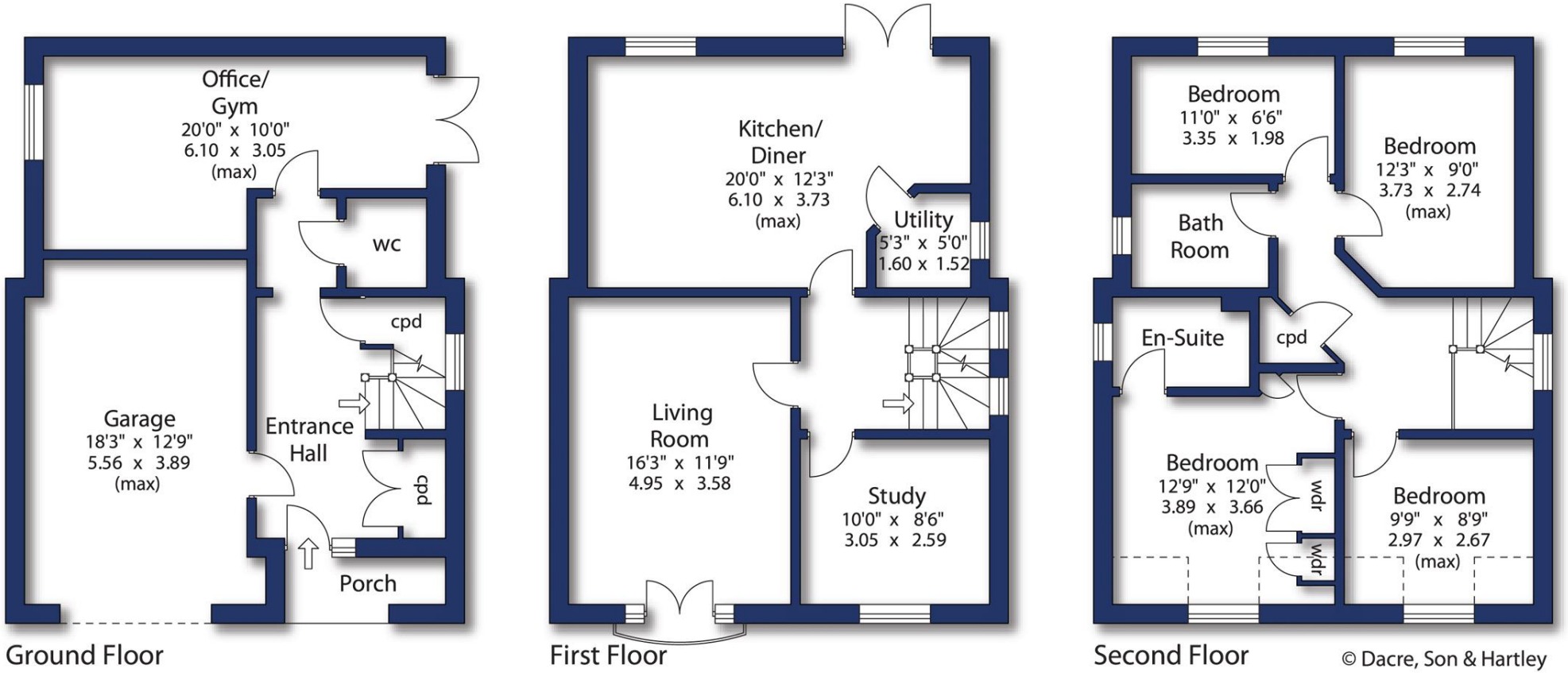








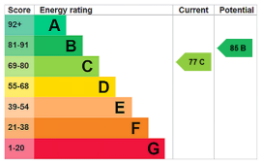
Floorplans



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Dacres Surveys
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Contact us
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Directions

From the roundabout in the centre of Baildon proceed up Westgate, at the junction with West Lane continue straight ahead into Springfield Road. Just before the entrance into Heatherside turn left into Rowantree Avenue which leads into Luis Court where the property is located on the left hand side and can be identified by our for sale board.

What3Words dating.basic.second

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler. Solar PV system with battery storage installed in 2022
- Off-street driveway parking and partially converted integral 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. Dacres Ref: CSC250430

