DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY

Coverdale Way, Baildon, West Yorkshire, BD17 6TE

NO ONWARD CHAIN - A delightfully presented semi-detached home situated conveniently for Baildon C of E Primary School and Baildon railway station. Having been renovated by the current owners in recent years, the property offers quality finished throughout, and includes three bedrooms, house bathroom, kitchen diner and a living room with entrance vestibule. Front and a southerly facing rear garden, along with a shared driveway providing off-street parking.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ
Tel: 01274 532323 Email: baildon@dacres.co.uk
dacres.co.uk

Coverdale Way, Baildon, West Yorkshire, BD17 6TE

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

Guide Price: £275,000

General Remarks

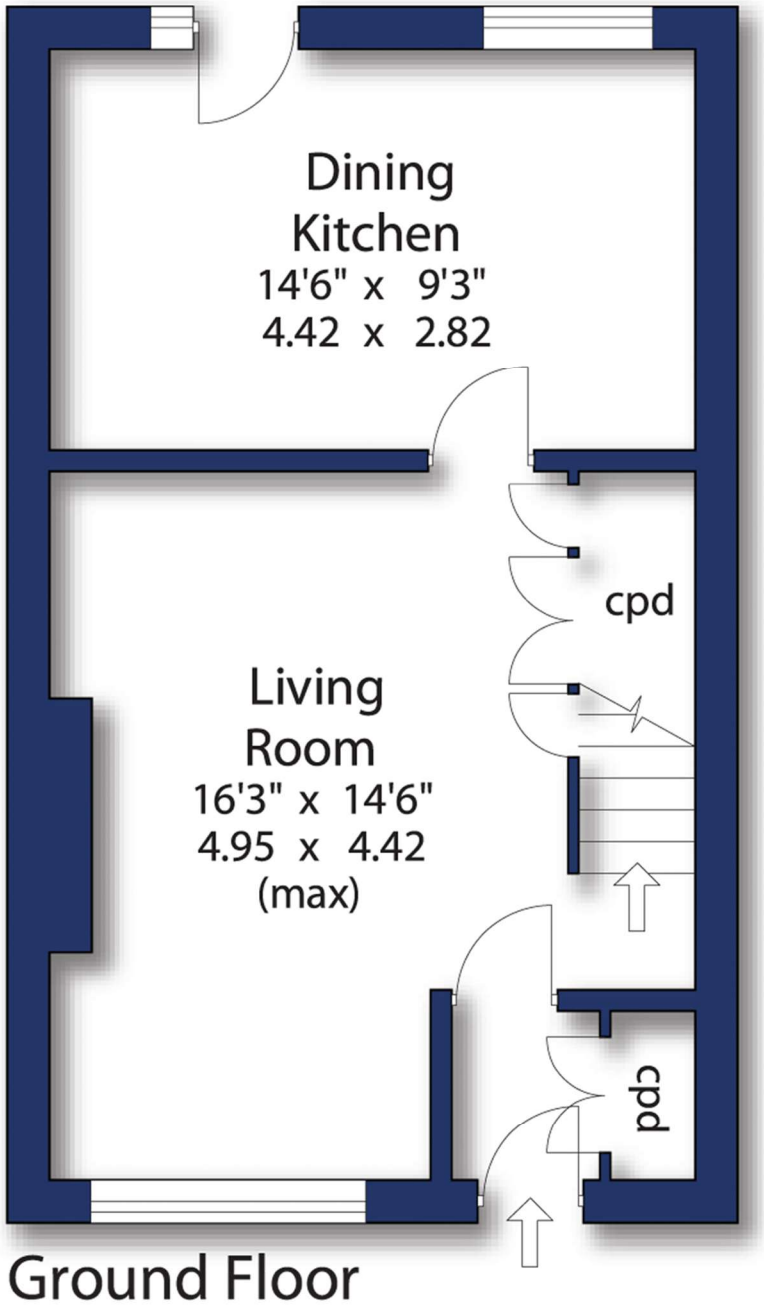
This delightfully presented three bedroom semi-detached home occupies a sought-after position on Coverdale Way, a convenient no through road in Baildon, ideally placed for Baildon C of E Primary School, Baildon railway station and the beautiful open spaces of Baildon Moor.

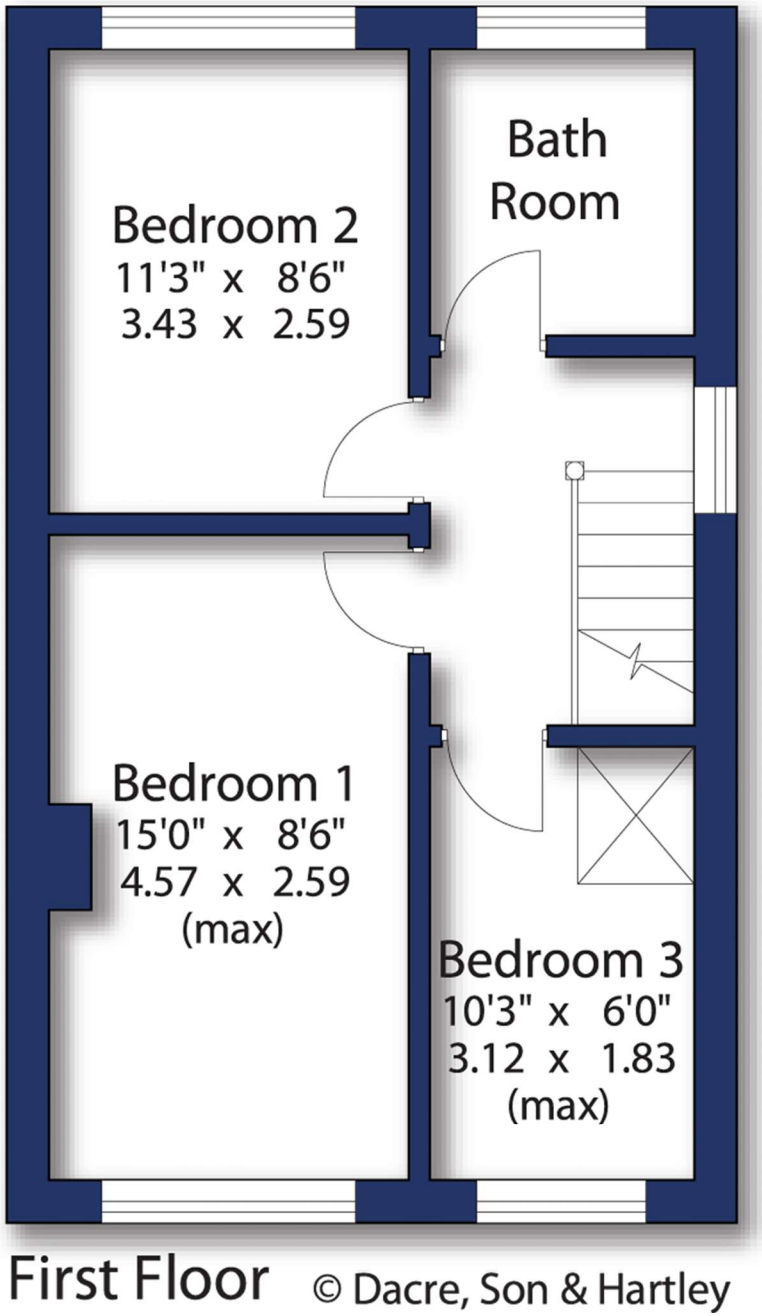
Renovated to a great standard by the current owners, the property offers stylish, well-maintained accommodation with quality finishes throughout. Arranged over two floors, the home comprises an entrance vestibule, a welcoming living room featuring a generous picture window, and a well-equipped kitchen diner, ideal for everyday family life and entertaining. To the first floor are three bedrooms, a contemporary house bathroom and a landing window that allows natural light to filter down the staircase, enhancing the bright and airy feel.

Externally, the property benefits from a front garden and an attractive, enclosed south east facing rear garden, featuring a generous lawn, a raised paved seating terrace ideal for outdoor dining and entertaining, and a useful timber garden shed. Enclosed by timber fencing, with a planted border adding greenery, the garden provides a pleasant space to relax and enjoy the warmer months. A shared driveway also provides valuable off-street parking.

Baildon is a popular village which offers a wide variety of shops, restaurants, and recreational facilities, including a golf course, rugby, cricket, and football grounds. The town 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.

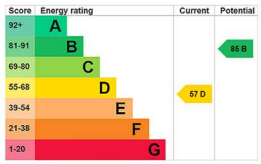
Floorplans





© Dacre, Son & Hartley

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Contact us
01274 532323
baildon@dacres.co.uk

Directions

From Otley Road proceed up Roundwood Road, turn right into Langley Lane, follow the road up the hill taking a right into Coverdale Way where the property can be found on the right marked by our Dacre, Son & Hartley 'For Sale' board.

What3Words rare.posed.submit

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 combination boiler
- Off-street shared driveway 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: BAI260208