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Hope Lane, Baildon, West Yorkshire, BD17 5AS

EXECUTIVE NEW BUILD HOMES - Substantial detached residences, built to an exacting standard by a bespoke house builder with an established reputation for quality. Occupying an elevated position, the property enjoys stunning far-reaching views while remaining situated just a short distance from local amenities. With generously proportioned and thoughtfully arranged accommodation, the property comprises five bedrooms, two en suites, a family bathroom, an open-plan kitchen, dining area, spacious lounge, separate study, attractive gardens and a garage.

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dacres.co.uk

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

Guide Price: £750,000



General Remarks

These highly desirable new-build homes represent the latest offering from Baildon's highly regarded bespoke house builder, Hodson Construction. Renowned for their exceptional build quality, craftsmanship and attention to detail, these impressive executive homes have been individually designed and finished to an exacting standard throughout.

Occupying an elevated position, the properties are ideally situated within walking distance of local amenities while enjoying arguably some of the finest far-reaching views in Baildon, with an attractive open outlook across the surrounding moors.

The generously proportioned and thoughtfully designed family accommodation briefly comprises an entrance hallway with attractive LVT flooring and a superb solid oak staircase with glazed balustrades, spacious living room featuring a feature fireplace, separate study and an impressive open-plan dining kitchen. The individually designed kitchen is fitted with coordinating granite work surfaces and upstands, together with a comprehensive range of quality integrated appliances, including an electric double oven, microwave, five-burner gas hob, extractor, fridge/freezer and dishwasher. There is also a separate utility room with granite work surfaces, washing machine, tumble dryer and sink, together with a convenient downstairs W.C.

To the first floor, there are two impressive master bedrooms with en-suite facilities, three further well-proportioned bedrooms and a stylish family bathroom. The bathrooms and en-suites are finished with quality sanitaryware, Grohe chrome fittings, high-quality tiling and heated towel rails. Further internal finishes include solid-core doors, selected glazed panels, quality deep-pile carpets and recessed LED lighting, with gas-fired central heating and individually thermostatically controlled radiators throughout.

Externally, the properties are traditionally constructed using locally sourced natural stone beneath modern tiled roofs incorporating solar panels, with attractive natural stone window heads and sills. High-quality cream-coloured, argon-filled double-glazed windows and doors complement the blue composite entrance doors.

The attractive gardens feature natural stone pathways leading to generous, paved patio areas, enhanced by glazed balustrades, providing an excellent setting for outdoor entertaining and relaxation. To the front, a private driveway provides ample off-street parking and leads to a generous integral garage with a remotely operated electric roller door, power and lighting.

Further reassurance is provided by a 10-year architect's warranty commencing from practical completion.













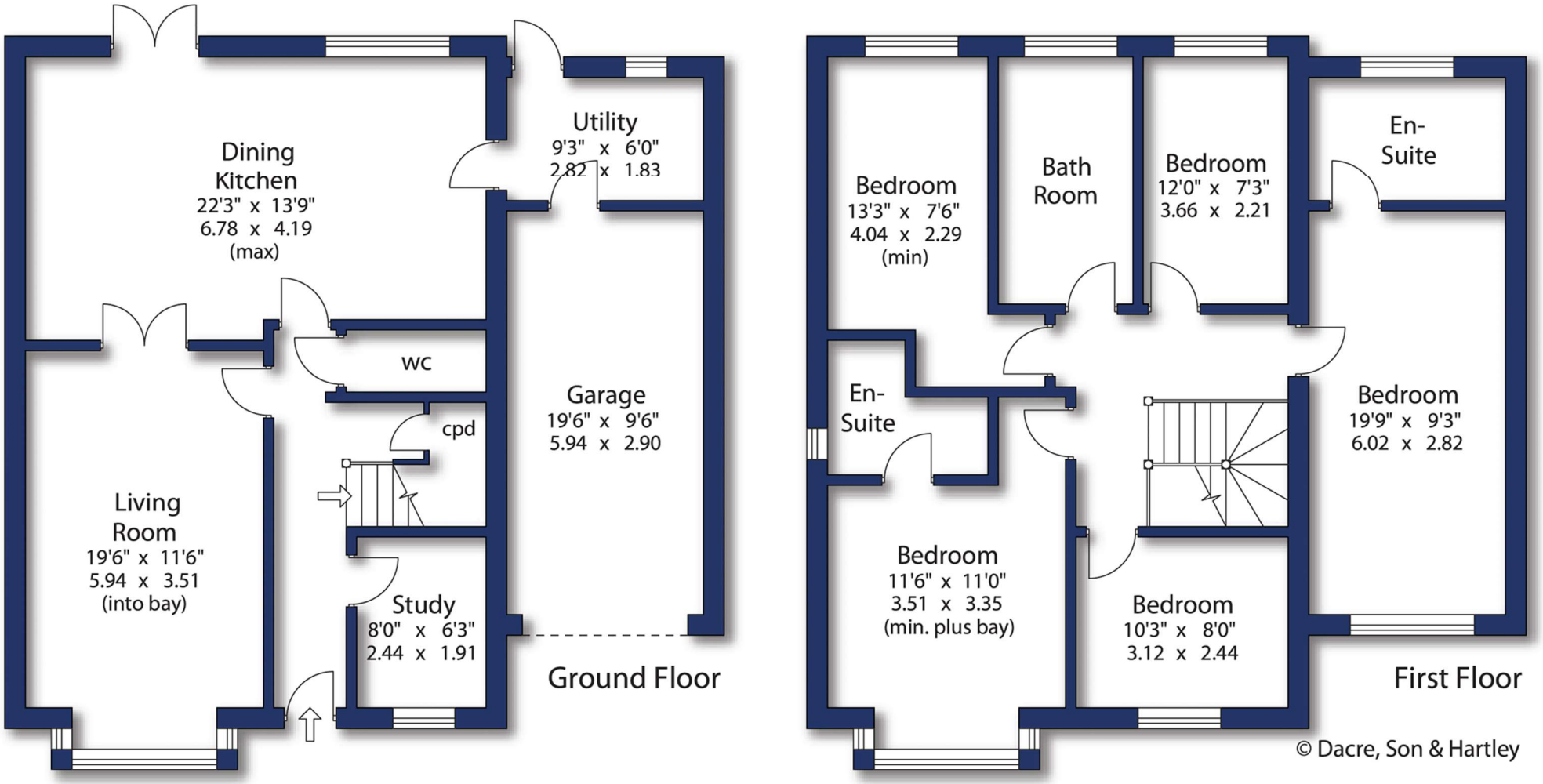








Floorplans


Dining
Kitchen
22'3" x 13'9"
6.78 x 4.19
(max)
Utility
9'3" x 6'0"
2.82 x 1.83
wc
cpd
Garage
19'6" x 9'6"
5.94 x 2.90
Living
Room
19'6" x 11'6"
5.94 x 3.51
(into bay)
Study
8'0" x 6'3"
2.44 x 1.91
Ground Floor
Bedroom
13'3" x 7'6"
4.04 x 2.29
(min)
Bath
Room
Bedroom
12'0" x 7'3"
3.66 x 2.21
En-
Suite
En-
Suite
Bedroom
19'9" x 9'3"
6.02 x 2.82
Bedroom
11'6" x 11'0"
3.51 x 3.35
(min. plus bay)
Bedroom
10'3" x 8'0"
3.12 x 2.44
First Floor
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Dacres Surveys
Call for a quote
01943 885 400

Contact us
01274 532323
baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed up Westgate, at the crossroads turn left into West Lane, after approximately half a mile turn right into Hope Lane. Proceed up Hope Lane then the property is at the very top and can be identified by our For Sale board.

What3Words bend.cope.sweat

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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