



Glenaire Drive, Baildon, West Yorkshire, BD17 7LP

A well-established semi-detached family home, ideally located within a short walk of Saltaire village and railway station. Offering three bedrooms, a modern shower room, a fitted kitchen, and two generous reception rooms, the property also benefits from mature gardens, including a sunny west-facing rear garden, along with ample gated driveway parking.

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

Guide Price: £245,000

General Remarks

This well-established semi-detached family home enjoys an enviable position just a short walk from Saltaire railway station and the historic village centre, as well as being within easy reach of Roberts Park and the highly regarded Titus Salt School.

A useful porch to the front leads into well-balanced accommodation comprising three bedrooms, two bedrooms being generous doubles, a stylish and modern shower room, a well-fitted kitchen, and two generously sized reception rooms that provide versatile living space for the whole family.

Externally, the property is complemented by mature, colourful gardens that have been thoughtfully designed for low maintenance, incorporating paved patios and gravelled areas alongside established



planting. The rear garden enjoys a sunny west-facing aspect, ideal for outdoor dining and relaxation. Further benefits include a detached garage and an ample gated driveway providing secure off-street parking.

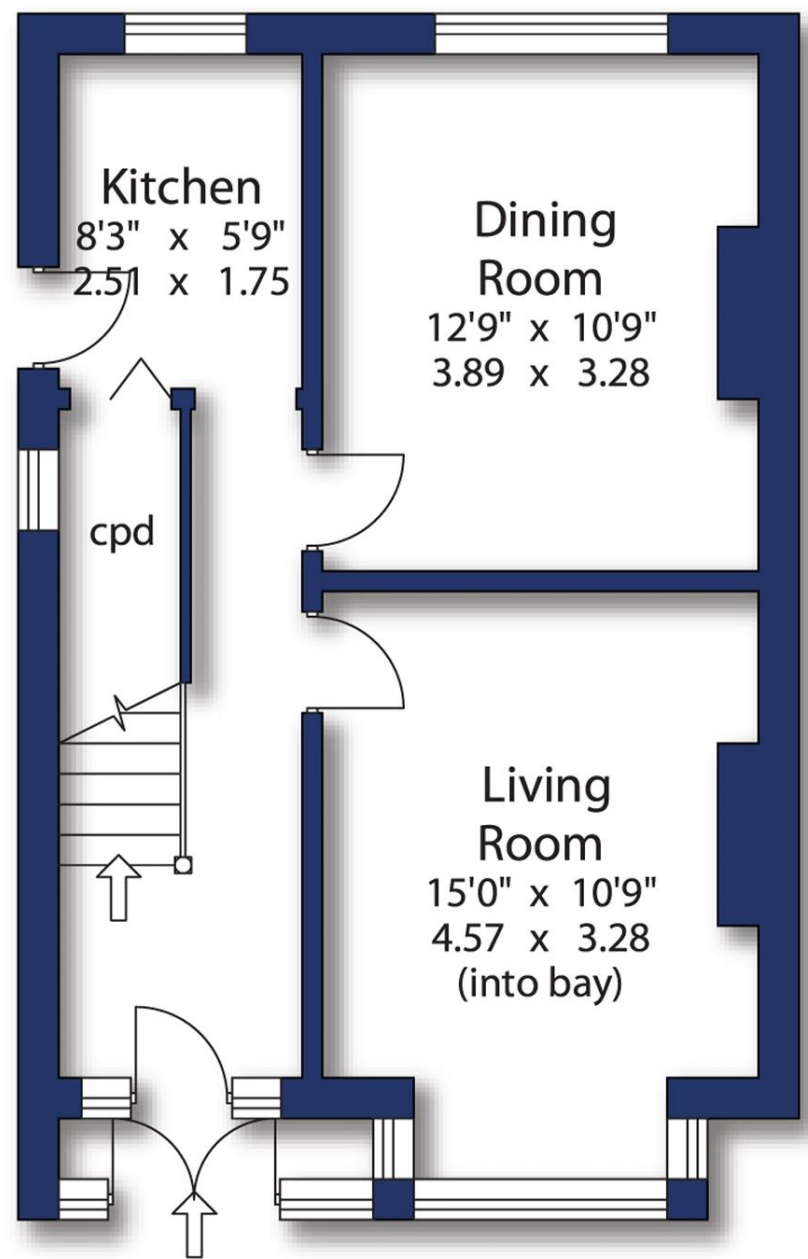
Baildon is a popular village which offers a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football grounds. Baildon has a rural location with moorland countryside close by as well as allowing daily commuting by rail to Leeds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



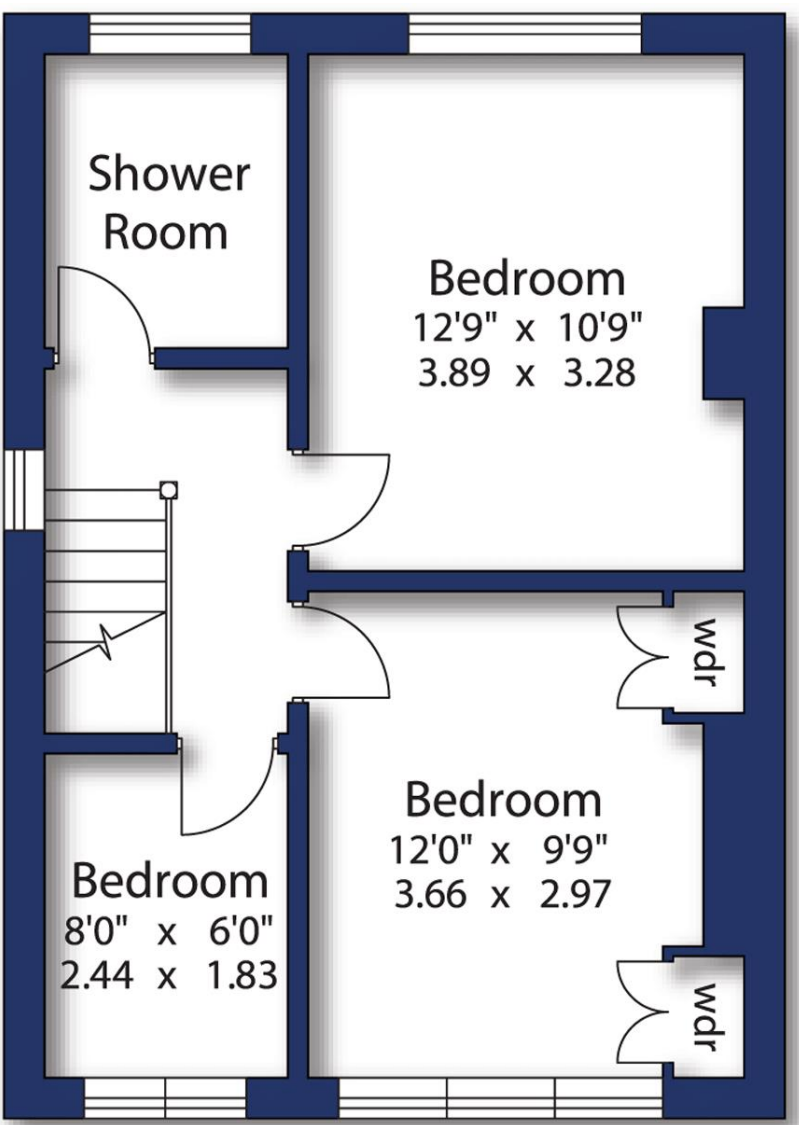




Floorplans



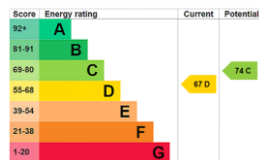
Ground Floor



First Floor © Dacre, Son & Hartley



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Call for a quote
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Contact us

01274 532323

baildon@dacres.co.uk

Directions

From the Baildon centre proceed down Browgate. At Threshfield crossroads by the Morrisons Daily store, turn right into Cliffe Avenue. After approx. a mile turn right into Thompson Lane then first left into Glenaire Drive. The property is located on the right-hand side.

What3Words elder.mental.friend

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off street 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 £26.10 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: CSC230558

