

HARDISTY AND CO



**Knoll Terrace
Baildon**



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£249,950
Guide Price

HARDISTY AND CO

Council Tax - A. **ATTENTION FIRST TIME BUYERS**
EXTENDED SEMI-DETACHED family home in Baildon, handy
for the local amenities including shops, bars & restaurants. also
Baildon train station which provides ideal commuter links.
Smart & stylish decor theme. Briefly comprising: Entrance hall with Yorkshire stone floor, MODERN STYLISH KITCHEN, large through lounge/diner. First Floor. Spacious family bathroom and THREE DOUBLE BEDROOMS. A gated driveway provides off-street parking for two cars and the sun trap of a rear garden is fenced, with a patio and lawn. Call now to reserve
your slot!



INTRODUCTION

We are delighted to present this lovely family home in Baildon! Benefiting from all the local amenities, including shops, bars and restaurants. also, the very convenient Baildon train station providing ideal commuter links! The house has a single storey extension to the ground floor. Briefly comprising: Entrance hall with Yorkshire stone floor, a modern stylish kitchen, large open lounge/diner, providing access to the private rear garden. To the second floor, a good size family bathroom and three double bedrooms. A gated driveway provides off-street parking for two cars and the sun trap of a rear garden is fenced, with a patio and lawn. Call now to reserve your slot!

LOCATION

Baildon is a small town located a short distance from Saltaire. Baildon stretches from Roberts Park in Saltaire to Rombalds Moor, and therefore there are lots of fantastic walks throughout the area. Baildon is also proud to be a 'Walkers are Welcome' town. There is a great selection of independent shops including butchers, florists, a

deli and a proper sweet shop. Baildon hosts a number of events throughout the year such as August bank holiday's Harley Davidson biker rally and the Scarecrow Festival. There is a train station in Baildon which takes you directly to Bradford and Ilkley, or change at Shipley for Leeds.

HOW TO FIND THE PROPERTY

SAT NAV POST CODE BD17 7PJ.

ACCOMMODATION

TO THE GROUND FLOOR

Composite entrance door leading into...

ENTRANCE HALL

With Yorkshire stone floor and staircase to the first floor. Door into...

DINING KITCHEN

12'6" x 16'5"

With Yorkshire stone floor extending from the hallway. Feature exposed brick wall. The kitchen is fitted with a range of shaker style wall, base and drawer units with oak worksurfaces. Inset

sink, side drainer and modern mixer tap. Island unit with breakfast bar facility. Integrated appliances include electric oven & hob with extractor over, dishwasher and fridge/freezer. Combi-boiler (Recently installed). Understairs storage cupboard. Double doors leading into the garden.

LOUNGE/DINER

30'5" x 9'4"

A fantastic through room with enough space to form a designated dining area, leaving ample space for comfortable lounge furniture. Modern and light, with sliding doors leading into the garden. Skylight. Log burner, perfect for those chilly evenings.

TO THE FIRST FLOOR

Stairs from the hallway leading up to...

LANDING

BEDROOM ONE

15'1" x 9'1"

A super size, with modern decor theme. Dual aspect windows. Useful fitted cupboard.



BEDROOM TWO

10'2" x 11'4"

Another spacious double room with space for wardrobes etc. A light room with modern decor. The window provides far reaching views.

BEDROOM THREE

12'2" x 7'6"

An ideal guest room, space for a double bed. Modern decor theme.

BATHROOM

5'9" x 6'7"

A bright, modern bathroom, fully tiled to the walls and floor. Integrated bath with thermostatic shower over and a glazed screen, low flush WC and pedestal wash hand basin. Heated towel rail.

OUTSIDE

At the front of the house is a gated driveway which provides off-street parking for two cars. The gardens are fully fenced and at the rear, there is a paved patio for BBQ's etc. A lawn is ideal for child's play. This is a suntrap, with a modern stylish design and low maintenance.

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contractors. We would normally be entitled to commission or

fees for such services and disclosure of all our financial interests can be found on our website.

MORTGAGE SERVICES

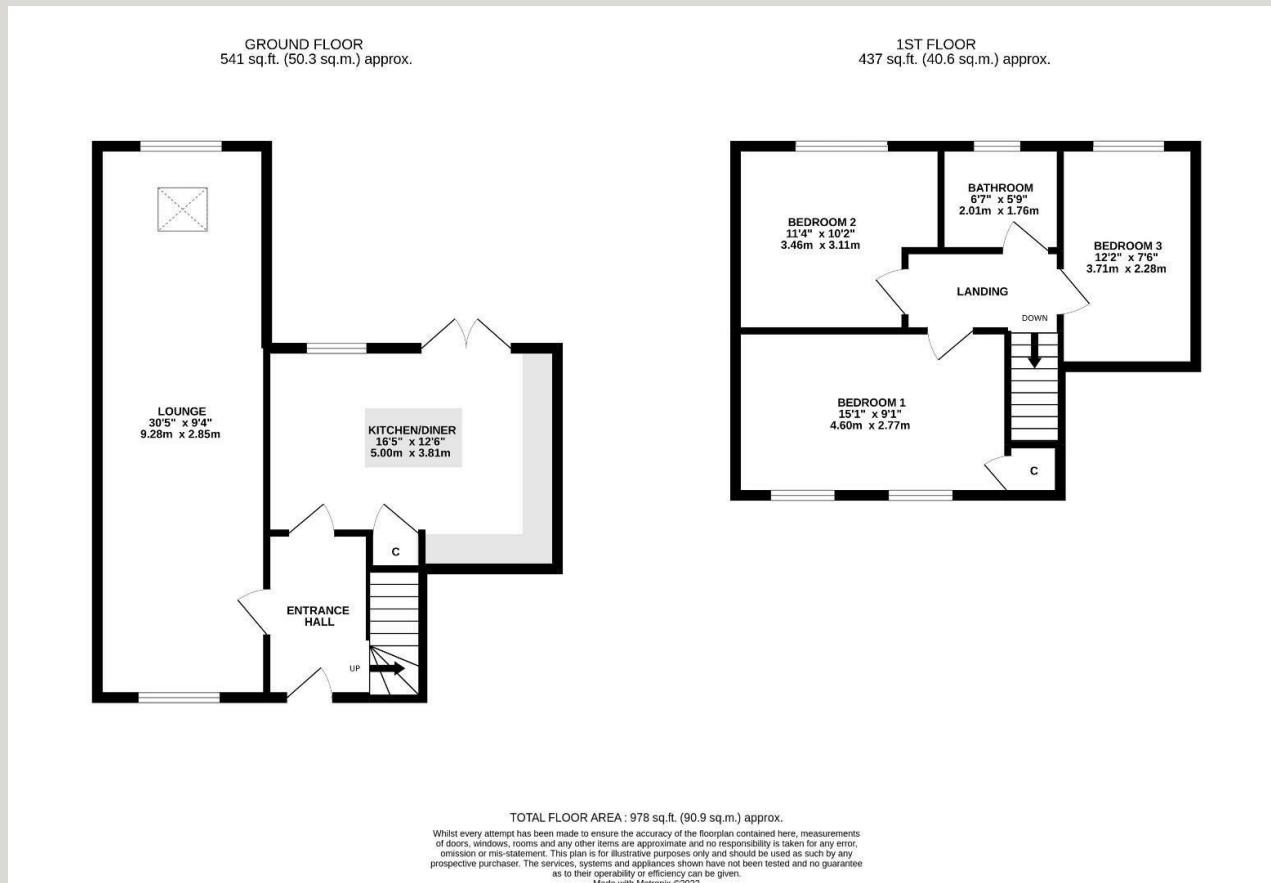
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



HARDISTY AND CO



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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