

14 Rowantree Avenue

BAILDON, BD17 5LQ



A WELL APPOINTED EXTENDED THREE BEDROOMED DETACHED BUNGALOW LOCATED IN THIS POPULAR RESIDENTIAL AREA AROUND 1/2 A MILE FROM BAILDON VILLAGE CENTRE. NEWLEY INSTALLED FITTED KITCHEN, GAS HEATING SYSTEM, DOUBLE GLAZED WINDOWS, DRIVE, GARAGE AND GARDENS. LARGE REAR CONSERVATORY.

PART EXCHANGE CONSIDERED

Price £215,000



Dacre, Son & Hartley

www.dacres.co.uk

DOUBLE WINNERS IN 2008
The Estate Agency of the Year Awards
Gold: Best Medium Size Agency
Silver: Best UK Medium Size Agency

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

20 Yorkshire Offices



Regulated by RICS

GENERAL REMARKS

A spacious superbly appointed extended detached bungalow located around 1/2 a mile from the village centre. The property has double glazed windows, gas heating system, drive and garage. The extended accommodation comprises, entrance hall, lounge/dining room, NEWLEY INSTALLED fitted kitchen, bathroom, three bedrooms and large uPVC double glazed conservatory over looking the rear garden. There is also a utility room. Gardens front and rear with the rear garden being enclosed with fencing. This is a substantial bungalow and an internal inspection is necessary to appreciate in particular the large double glazed conservatory to the rear.

Baildon is a popular village which offers a wide variety of amenities including shops, restaurants, recreational facilities including a golf course, rugby, cricket, and football grounds. Baildon has a rural location with moor land countryside close by and yet has the convenience of daily commuter travelling by rail to Leeds and Bradford business centres. Motorway and air networks are also within daily travelling distance.

DESCRIPTION

ACCOMMODATION

Entrance Hall with central heating radiator and two up lighters. Access to loft with light installed.

Lounge/Dining Room Lounge Area: with uPVC double glazed window to the front elevation, pine surround fire place with marble interior and hearth together with a fitted coal effect gas fire, two wall light points, ceiling cornice and central heating radiator.

Dining Area: with uPVC double glazed window to the front elevation, ceiling cornice and central heating radiator.

Kitchen Newly installed with a range of fitted base and wall units with complementary work top surfaces incorporating a inset stainless steel sink. Integrated fridge, freezer, electric oven and gas hob with cooker hood above. uPVC double glazed window to the side elevation, tiled splashback and central heating radiator.

Bedroom One with a range of fitted wardrobes with matching bedside drawers with corner display units above. uPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Two with uPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three with uPVC double glazed window to the side elevation and central heating radiator.

Bathroom with three piece white suite with chrome fittings comprising panelled bath with hand shower/mixer tap, pedestal wash basin and low flush w.c., together with a shower cubicle. Chrome heated towel rail, extractor fan, ceramic tiled walls, recessed ceiling spot lights and uPVC double glazed window to the side elevation.

Large Conservatory being uPVC double glazed with ceramic tiled floor, two wall light points, two central heating radiators and French windows leading to the rear garden.

Utility with plumbing for an automatic washing machine, uPVC double glazed window to the rear elevation, ceramic tiled walls and floor.

OUTSIDE

Drive to attached garage with up and over door together with light and power points. front garden with lawn and border. Enclosed rear garden with crazy paved patio, lawn and borders. Garden shed.

DIRECTIONS

From the village centre proceed up Westgate. At the crossroads continue straight ahead into Springfield Road. Turn third left into Rowantree Avenue, the property is located on the left hand side marked by our For Sale board.

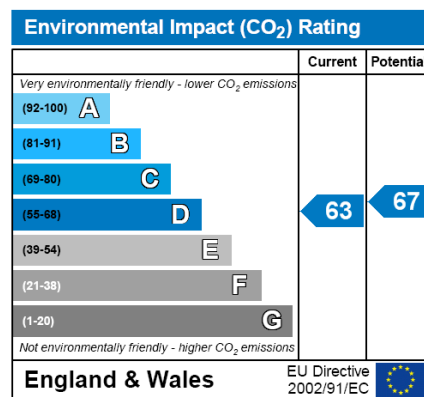
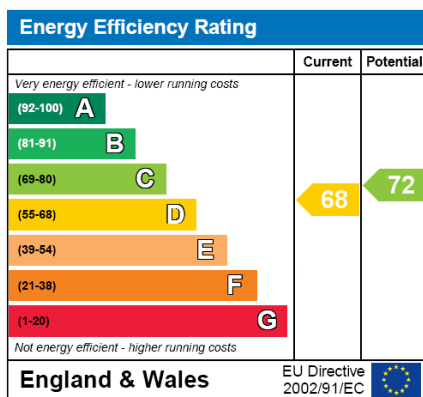
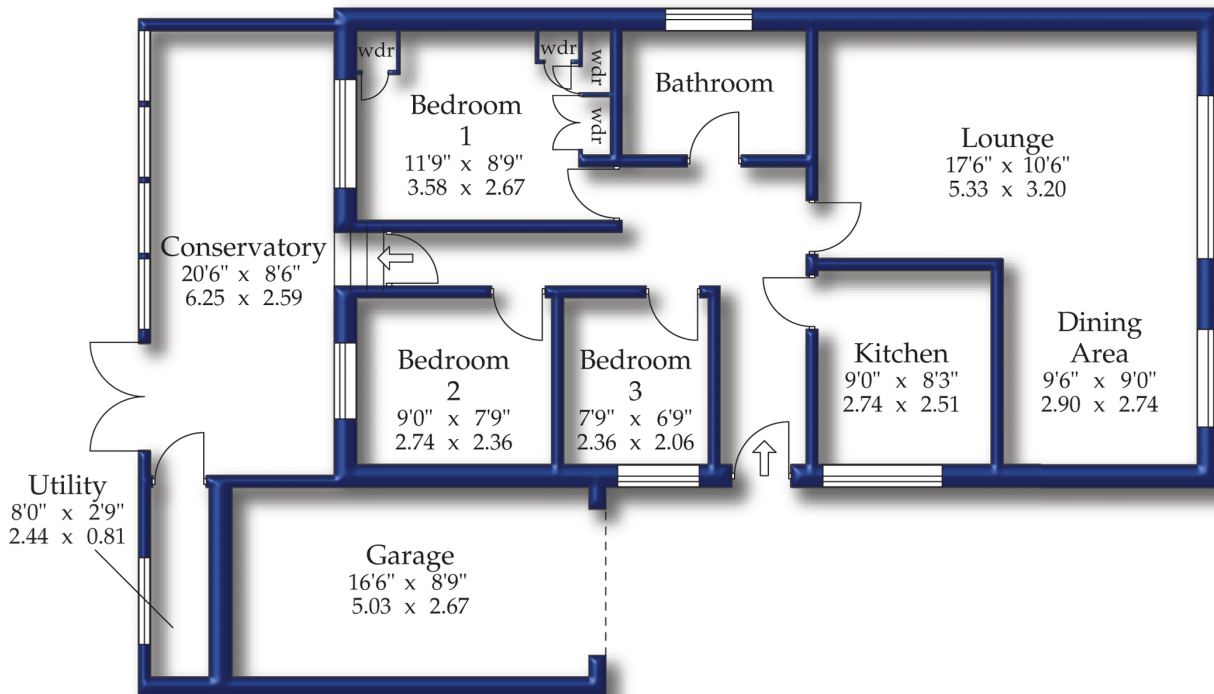
VIEWING ARRANGEMENTS

Strictly by appointment through the Agents Baildon Office on 01274 532323

AGENTS NOTES

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our Yorkshire offices we can arrange a Market Appraisal through a national network of quality and specially selected independent estate agents.

AFS/SGB BAI080191.05.10.09.



AGENTS NOTE

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. 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. 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.