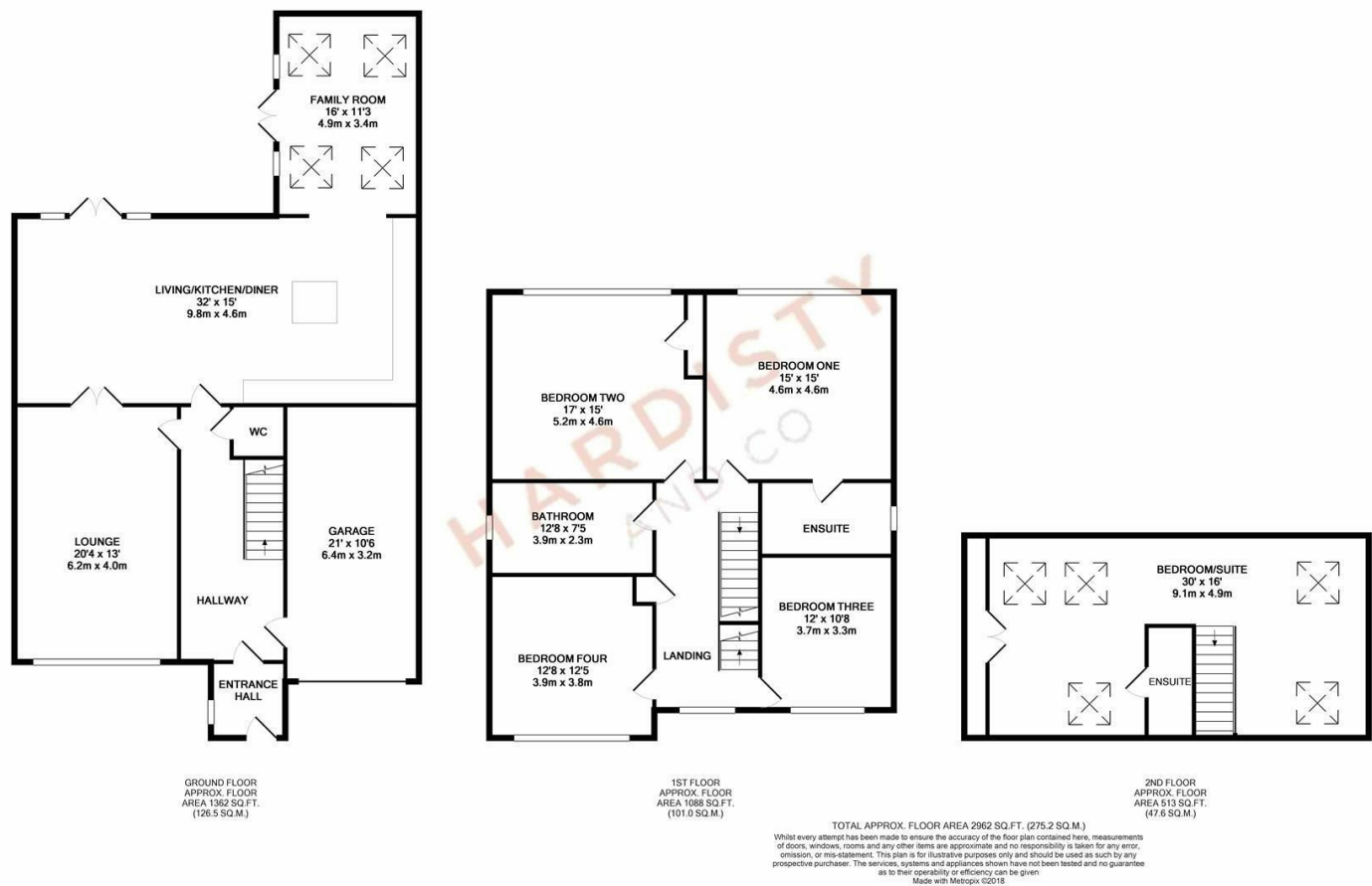


HARDISTY AND CO



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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HARDISTY AND CO



Hardaker Croft
Baildon

£539,950
5 BEDROOM HOUSE

hardistyandco.com

INTRODUCTION

We are delighted to offer for sale this substantial and impressive, large executive style detached family home offering a significant amount of space (totalling some 3000 sq ft) in this beautiful cul de sac which is a short distance from Baildon centre, highly regarded schooling and rolling hills and delightful walks and bike rides - perfect for those family weekends! The property is set over three floors and has generous reception space including an integral garage, five bedrooms, three bathrooms and stunning second floor suite/studo. There are enclosed gardens designed for a family who want to entertain. Comprises, to the ground floor, an entrance porch, entrance hall, integral garage, essential two piece guest WC, elegant lounge with feature mutli fuel stove and pleasant outlook to the front. Double doors lead through to the superb living/dining/kitchen space measuring some 32'! So spacious, perfect for modern family living with stylish high gloss white kitchen, good size Breakfast Bar for day to day dining, solid oak wood flooring, feature lighting and French doors out to the patio area - perfect! Great for entertaining when guests can spill out into the garden! A family room, currently used as a cinema but offering great versatility complete the ground floor. Upstairs are four double bedrooms, the master with luxury ensuite facilities and generous white house bathroom with four piece suite including a free standing bath and walk in shower. To the second floor is the super bedroom suite/studio - ideal as a master suite or for guests and having large walk in 'robes and Velux skylights. Outside, the gardens are perfect for the family with a paved patio to the immediate rear leading to a level lawn! So much on offer in such a wonderful location!

LOCATION

HOW TO FIND THE PROPERTY

Proceed along West Lane towards the Moor - noticing a school on your left, then once you see the fields on your right, you will see an electricity sub-station on your left - turn left into West Lane, Five Oaks, immediately right, then left onto Hardaker Lane until you see Hardaker Croft on your right. Cherry Tree House is located at the head of the cul de sac on the right hand side and can be identified by our 'For Sale' board. Post Code BD17 5AU.

ACCOMMODATION

GROUND FLOOR

Solid oak, glazed entrance door to ...

ENTRANCE PORCH

A spacious vestibule with neutral themes, feature traditional tiling to floor - a great first impression!

ENTRANCE HALL

A lengthy hallway with modern, light decor theme and doors to ...

INTEGRAL GARAGE

21'0" x 10'8"

With electric up and over door and useful utility features including plumbing for a washing machine, comprehensive plumbing and heating system.

GUEST WC

Incorporates a modern, two piece suite with basin set into vanity unit and WC.

LOUNGE



20'4" x 13'0"

An elegant, extremely spacious reception room with feature multi fuel stove with oak lintel over. A pleasant outlook to the front.

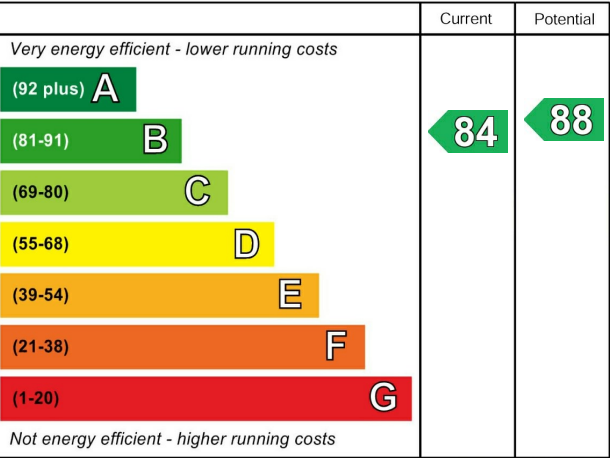
LIVING/DINING/KITCHEN



32'0" x 15'0"

A truly stunning room! Expansive, modern family living - a great family space! The kitchen has a stylish, modern, high gloss range of white units with modern Corian worksurfaces. Point for a gas cooking Range, integrated cooker hood and dishwasher. Space for an American style fridge freezer and generous Breakfast Bar perfect for day to day dining or for entertaining family and friends! Feature solid oak flooring, feature lighting and French doors out to the patio area - the real 'heart' of the home! Opens through to the ...

Energy Efficiency Rating

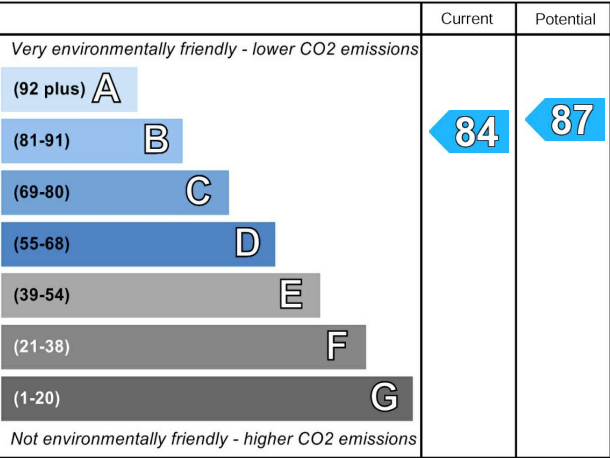


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

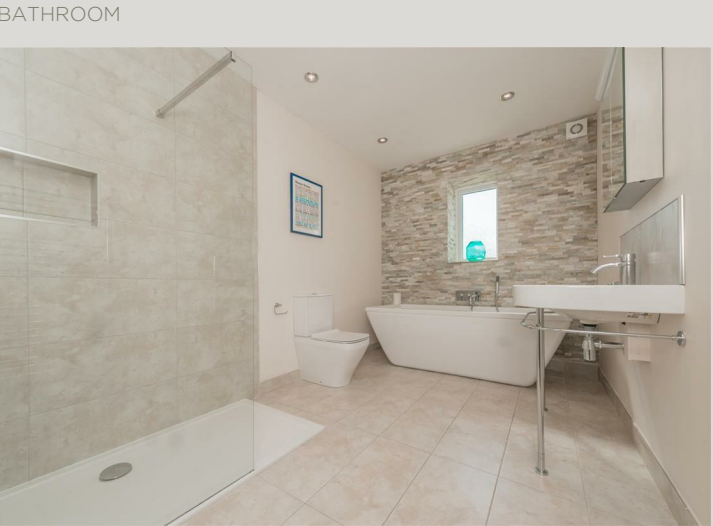


England & Wales

EU Directive
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BEDROOM FOUR
12'0" x 10'8"
Another lovely double - currently used as an office and enjoying wonderful natural light and views of the countryside.

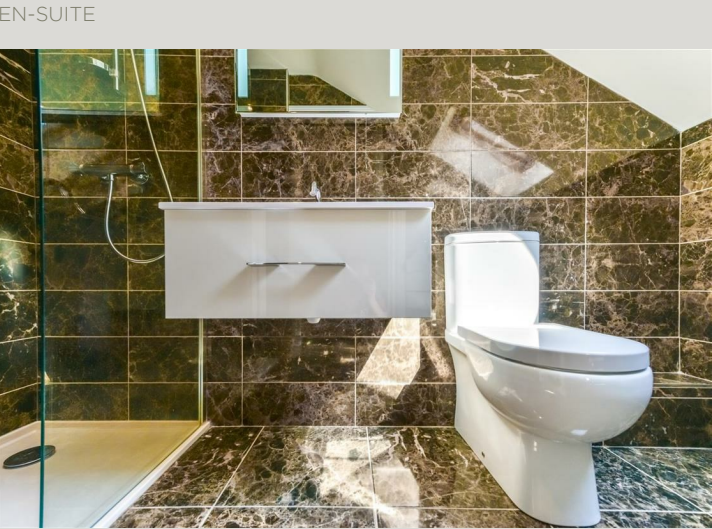


12'8" x 7'5"
A generous house bathroom too! Modern with a four piece suite including a WC, free standing bath set against feature stone wall tiling, large walk in shower cubicle and floating wash hand basin. Chrome heated towel rail and inset spotlighting.

SECOND FLOOR
BEDROOM/SUITE



32'0" x 16'0"
A stunning suite! Ideal as a Master Suite or for guest with large walk in wardrobes and sealed unit double glazed Velux windows.



A modern and stylish suite with WC, floating vanity unit with inset basin and good size walk in shower cubicle. Fully tiled in modern ceramics.



The gardens are fully enclosed with a patio leading from the dining kitchen and cinema room to a level lawn with well designed and maintained borders.

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

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.



FAMILY ROOM



16'0" x 11'3"
A lovely, versatile space - currently used as a cinema!! Great for the kids with French doors out to the side elevation.

FIRST FLOOR

LANDING
With lovely oak doors to ...
BEDROOM ONE



15'0" x 17'0"
A really generous master bedroom with pleasant garden outlook to the rear elevation. Door to ...

EN-SUITE SHOWER ROOM



Spacious with a large walk in shower cubicle, WC and basin set into floating vanity unit. Modern tiling and Extractor fan.

BEDROOM TWO



17'0" x 15'0"
Another great size double bedroom, (equal to the master), with modern decor theme and rear garden outlook.

BEDROOM THREE



13'0" x 12'5"
A further double bedroom, lovely and light and airy with pleasant outlook to the front.

