



**Lucy Hall Drive, Baildon**  
**£540,000**



# 37a Lucy Hall Drive

## Baildon

### West Yorkshire

#### BD17 5BH



**A SUPERBLY PRESENTED FOUR BEDROOMED DETACHED PROPERTY OFFERING TERRIFIC OPEN PLAN LIVING ACCOMMODATION, FOUR DOUBLE BEDROOMS AND A BEAUTIFUL LANDSCAPED REAR GARDEN**

Situated in a popular residential area close to the World Heritage site of Saltaire and the picturesque Shipley Glen, this four bedroomed detached property has high quality fixtures and fittings throughout and provides an ideal opportunity for a variety of purchasers. The property briefly comprises an entrance hall, cloakroom, study, utility room, dining kitchen and adjoining sitting room whilst to the first floor there are two spacious bedrooms with en-suite's, two further double bedrooms and a smart house bathroom. Outside there is a blockpaved driveway, double garage and a beautifully maintained rear garden with lawned, decked and patio areas ideal for outdoor entertaining.



There are a variety of facilities available in Baildon centre including assorted shops with further amenities in nearby Guiseley and Shipley. There are also a number of schools in the area together with recreational facilities and open countryside with pleasant walks. Within walking distance of Saltaire train station and Shipley train station is also within easy reach providing access to both Leeds and Bradford city centres on a daily basis, with regular bus services also available locally. The property is also within walking distance of the World Heritage Site and Conservation Area of Saltaire Village having an excellent range of amenities including leisure facilities and the picturesque Roberts Park.

The smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, SECURITY SYSTEM and with approximate room sizes comprises:

## GROUND FLOOR

**ENTRANCE HALL** 19' 2" x 5' 5" (5.84m x 1.65m) A welcoming entrance hall with a floor to ceiling window, recessed spotlights, ceiling cornice and attractive oak flooring and cloakroom off.

**CLOAKROOM** 5' 5" x 3' 0" (1.65m x 0.91m) With wash basin and low suite w.c.

**STUDY** 8' 10" x 5' 11" (2.69m x 1.8m) A useful space with window to the side elevation, oak flooring and access into:

**UTILITY ROOM** 8' 8" x 5' 10" (2.64m x 1.78m) Having plumbing for an automatic washing machine, space for a dryer and further appliance, wall mounted Sime boiler, oak flooring and integral access into:

**DOUBLE GARAGE** 17' 5" x 13' 7" (5.31m x 4.14m) With an electric up and over door, stainless steel sink unit with base cupboards, light and power.

**SITTING ROOM** 18' 9" x 15' 11" (5.72m x 4.85m) A terrific principal reception room with an attractive feature stone fireplace housing a Dru living flame gas fire. Ceiling cornice, recessed spotlights, oak flooring and two sets of French doors out to the rear garden. Adjoining:

**DINING KITCHEN** 21' 3" x 12' 9" (6.48m x 3.89m) A smart dining kitchen with a range of base and wall units incorporating cupboards, drawers, concealed lighting and granite work surfaces with upstands. Inset one and a half bowl stainless steel sink unit, integrated appliances including a separate fridge and freezer, dishwasher and range oven having a stainless steel hood over. Ceiling cornice, recessed spotlights, oak flooring, window to the front elevation and French doors into the garden.

## FIRST FLOOR

**LANDING** A light and airy space enjoying full floor to ceiling window from the reception hall and an attractive arched window to the side elevation. Oak floor and laddered access to the fully boarded roof void.

**BEDROOM ONE** 15' 3" x 13' 8" (4.65m x 4.17m) A spacious master bedroom having recessed fitted wardrobes and enjoying a dual aspect with window to the front and side elevation with glimpse views across the valley.

**EN-SUITE** 8' 2" x 5' 11" (2.49m x 1.8m) A smart en-suite shower room having a shower stall with Grohe shower, low suite w.c and wash basin with cupboards under. Heated towel rail, recessed spotlights and window to the side elevation.

**BEDROOM TWO** 13' 4" x 12' 10" (4.06m x 3.91m) Another good sized double bedroom with recessed fitted wardrobes and window to the rear elevation overlooking the rear garden.

**EN-SUITE** 9' 9" x 5' 7" (2.97m x 1.7m) With a modern three piece suite comprising a large shower stall with Grohe shower, low suite w.c and wash basin with cupboards under. Heated towel rail, recessed spotlights and window to the side elevation.

**BEDROOM THREE** 13' 0" x 10' 5" (3.96m x 3.18m) With fitted wardrobes, velux to the side and window to the front elevation.

**BEDROOM FOUR** 13' 3" x 10' 5" (4.04m x 3.18m) With fitted wardrobes, velux to the side and window to the rear elevation.

**BATHROOM** 8' 2" x 5' 10" (2.49m x 1.78m) A smart house bathroom only installed a couple of years ago with a modern white suite comprising a panelled double ended bath with shower attachment, low suite w.c and wash basin with cupboards and drawer under. Heated towel rail, recessed spotlights and window to the side elevation.



## OUTSIDE

**DRIVEWAY** To the front of the property there is a blockpaved driveway with gravel borders and outside tap, providing ample off road parking for numerous vehicles.

**GARDEN** A beautifully landscaped enclosed rear garden having a lawned area, flagged and gravelled patio, garden shed, well stock barked borders with fruit trees and a raised decked area ideal for alfresco dining.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**MONEY LAUNDERING REGULATIONS** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

**COUNCIL TAX** City of Bradford Metropolitan District Council Tax Band F. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 437866

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Guiseley office.

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

WE ARE OPEN 7 DAYS A WEEK  
Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm & Sundays 11am - 3pm

**DIRECTIONS** From the centre of Baildon at the roundabout proceed along The Grove which then becomes West Lane and follow the road for about a mile when it then becomes Lucy Hall Drive. The property can then be found towards the end of this road on the right hand side and identified by the Dale Eddison 'For Sale' board.

**REFERRAL FEES** Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.

**THINKING OF SELLING** If you are thinking of selling and would like a free current market valuation, please do not hesitate to give us a call on 01943 873613.

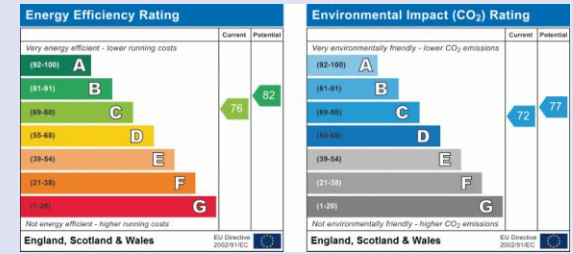




REDUCED HEADROOM BELOW 1.5 M / 5'0

### 37a Lucy Hall Drive

This plan is for reference only and is in accordance with PMA guidelines.



**Dale  
Eddison**

**● GUISELEY OFFICE**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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