



Rivington, Westcliffe Avenue, Baildon, West Yorkshire, BD17 5AD

Rivington boasts a first class cul-de-sac location in Baildon from where it enjoys elevated south facing views towards the valley beyond. This individually designed detached home offers high quality family accommodation throughout, arranged predominantly on one level with five bedrooms, house bathroom plus four en suites, and the added advantage of a lower ground floor garden/family room/annex. Additionally, the garden had planning permission approval for a four bedroom detached home.

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

Guide Price: £875,000

General Remarks

This substantial and individually designed split level detached bungalow stands prominently in a well-manicured garden plot approaching half an acre. This magnificent home is situated towards the end of a prestigious cul-de-sac in this highly sought after area off West Lane, where the centre of Baildon can be reached on foot within 10 minutes.

The accommodation is predominantly planned over one floor with the added advantage of a lower ground floor garden/family room/bedroom with access to the extensive lawned garden. In addition, there is elapsed planning approval for a two storey, four bedroom detached dwelling (19/01546/FUL) in the garden, which may be of interest to those wishing to sell the plot separately or take on the project themselves.

The accommodation comprises on the ground floor; entrance porch/boot room, wonderful expanse of open plan living including a high quality kitchen diner with island, seating area with bi-folding doors leading to a decked, south facing terrace, and dining area; utility room; five double bedrooms; four en suites; master bedroom including a dressing room; family bathroom. At lower ground is a flexible garden/family room with doors leading to the landscaped gardens which are predominantly laid to lawn.



The house is approached via a sweeping tarmac driveway which provides off street parking for several vehicles and leads to a detached double garage with remote control shutter door. There are raised lawned areas at this elevation with a mature hedge line providing a good degree of privacy and seclusion. The south facing front garden can be accessed at either side of the property, and the size and presentation has to be seen to be fully appreciated. Various paved and timber decked patios provide seating areas to make the most of the sunlight this elevation enjoys. Large, predominately level lawns provide a wonderful family amenity, whilst well established hedging offer welcome sense of privacy. There is also a new summerhouse for those cozy al-fresco evenings to be enjoyed in all seasons.

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.







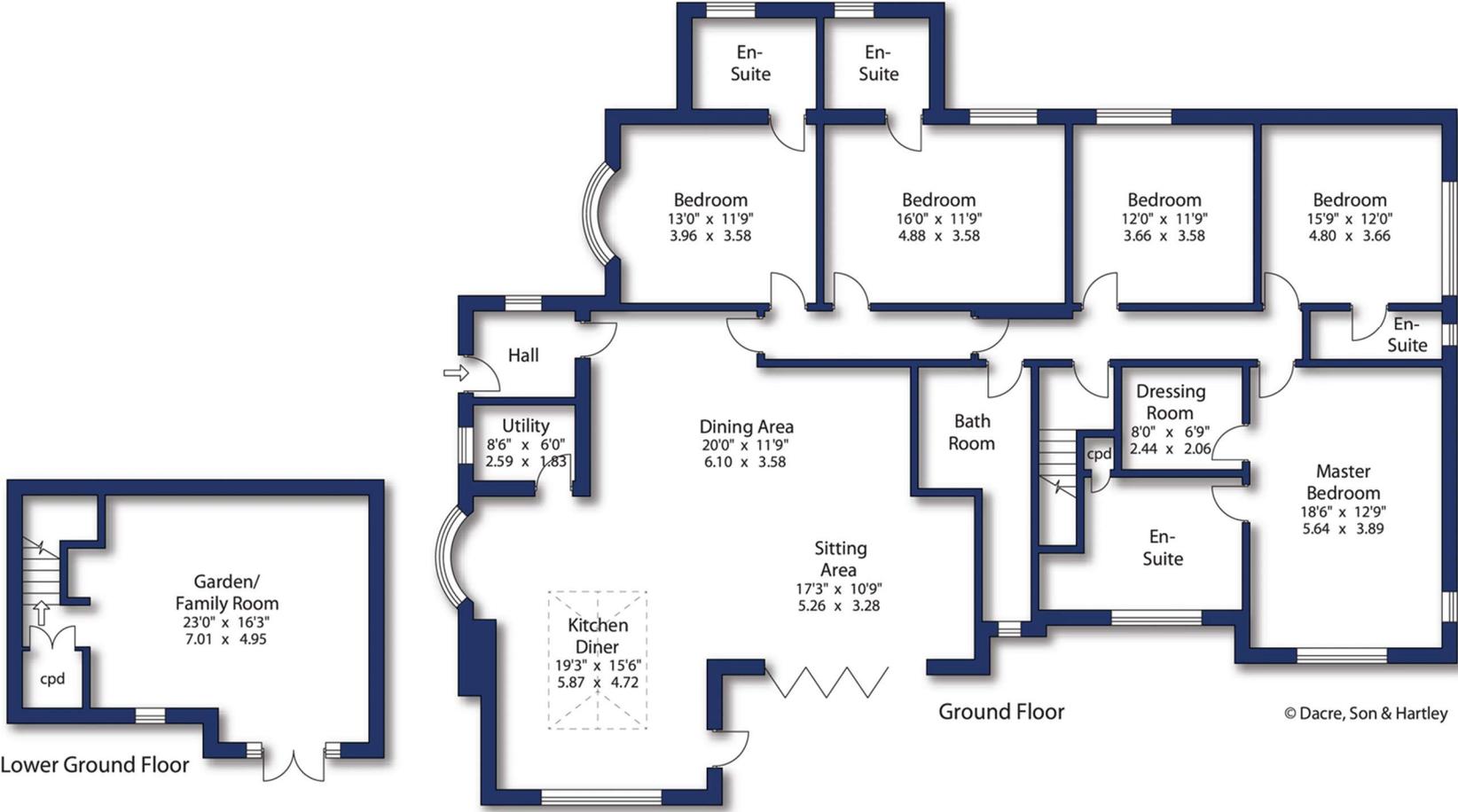








Floorplans





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	73	79
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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01274 532323
 baildon@dacres.co.uk


Directions

From the roundabout in the centre of Baildon proceed up Westgate, at the junction with West Lane turn left and after a short distance Westcliffe Avenue will be on your right hand side, proceed to the top where the property sits on an elevated plot and can be found on your right hand side.

What3Words: tells.scores.smoke

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band G

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 detached 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](https://www.gov.uk/government/organisations/government-of-england)

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.

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