



Belmont Rise, Baildon

Asking Price £595,000



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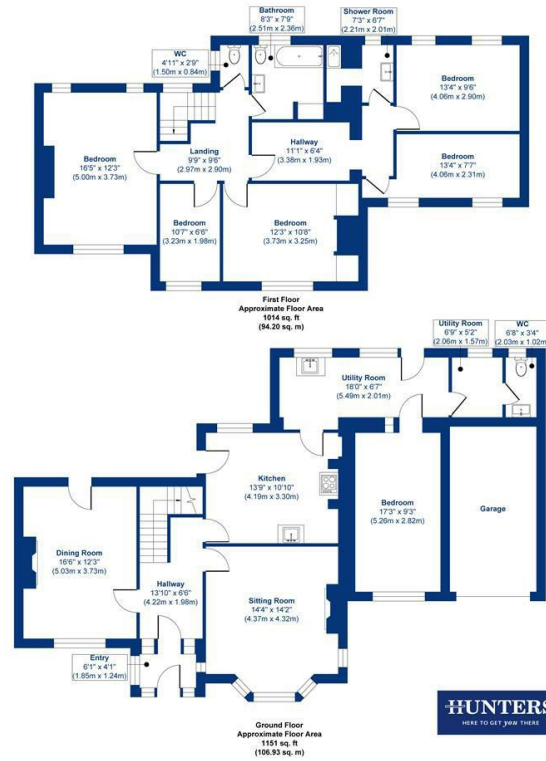
DESCRIPTION

Hunters Exclusive are pleased to bring to the market this fantastic extended family home. The property is located in one of Baildon's most popular positions on Belmont Rise and offers flexible living accommodation for a variety of buyers. Internally the ground floor accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, utility room, cloakroom, downstairs w/c and bedroom six/third reception room. To the first floor there are five further bedrooms, house bathroom, guest shower room and separate w/c. Externally the property is entered via a driveway for several cars leading to garage along with a front lawn garden with an array of shrubs and is enclosed by a well maintained hedge. To the rear is an enclosed lawn garden with two paved seating areas. Located close to Baildon village where local amenities will cater for day to day needs including bars, eateries, Co-op and local bus routes giving access to the surrounding areas. early Viewing is Advised to Avoid Disappointment.

- Extended Family Home
- Driveway and Garage
- Close to Baildon Village
- 5/6 Bedrooms
- 2/3 Reception Rooms
- Good Size Gardens







Approx. Gross Internal Floor Area 2165 sq. ft / 201.13 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			76
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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