



## Bentley Close, Baildon

- Close to Baildon Town Centre
- 4 Good Size Bedrooms
- Conservatory
- Baildon Moor on the Doorstep
- Good Size Garden
- Viewing Highly Recommended

**Offers Over £280,000**



**Tenure: Freehold**

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# Bentley Close, Baildon

## DESCRIPTION

This immaculate town house is now on the market, located in a highly sought-after area, brimming with local amenities, green spaces, and nearby schools. The property is nestled close to Baildon Town Centre, with the serene Baildon Moor just a short walk away.

As you step inside this delightful home, you are greeted by a spacious reception room. This room offers a comfortable space for family gatherings and relaxation, exuding a warm and welcoming atmosphere. The house benefits from a well-appointed kitchen, designed to make your cooking experiences enjoyable and efficient. This space can easily cater to all your culinary needs.

Upstairs, the property boasts four well-sized bedrooms. Each room provides ample space, promising a serene retreat for every member of the family. Complementing these sleeping quarters is a well-maintained bathroom, providing all the necessary facilities for a busy household.

The property is rated D on the EPC scale, reflecting a reasonable energy efficiency level. It falls under Council Tax Band B, indicating modest annual tax charges.

In summary, this town house offers a perfect blend of comfort, convenience, and location. It presents a fantastic opportunity for anyone seeking a family home in a desirable location. Don't miss out on this chance to acquire a piece of tranquillity in a bustling area.



Council Tax: B

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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

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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1011.91 ft<sup>2</sup>  
Reduced headroom  
9.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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### Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

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