

# Harrison Robinson

Estate Agents



**23 Honey Pot Drive, Baildon, BD17 5TJ**

**£479,950**



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## GROUND FLOOR

### Entrance Hall

A smart, composite entrance door with two opaque glazed panels opens into a welcoming and spacious entrance hall with room for several items of furniture. Laminate flooring and radiator. A carpeted staircase with painted, timber spindle balustrade leads to the first floor landing. A door opens into:

### Lounge

14'7" x 10'9" (4.47 x 3.28)

A lovely lounge with a calming ambiance. A UPVC double-glazed bay window allows for ample natural light. Carpeting, radiator and TV point.

### Living Dining Kitchen

18'6" x 12'3" (5.64 x 3.74)

A great-sized living dining kitchen - the ideal spot for all the family to congregate with ample room for a family dining table and a sofa. Fitted with a comprehensive range of Shaker style base and wall units with complementary laminate worksurface and upstands over and attractive, Metro tiled splashback. Integrated appliances include a double electric oven, a stainless-steel five burner gas hob with stainless-steel cooker hood and extractor over, a fridge/freezer, a washing machine and a dishwasher. Stainless-steel one and a half bowl sink with monobloc tap and drainer. Practical, ceramic tiled floor, radiator, under pelmet lighting and downlighting. An understairs cupboard provides useful storage. Two sets of UPVC double-glazed French doors frame some superb views across the valley and lead out onto the wonderful patio and garden beyond, lending this property perfectly to al fresco dining and entertaining and to keeping an eye on the children playing.

### W.C.

A contemporary styled cloakroom/w.c. consisting of a low-level w.c and a pedestal washbasin with monobloc tap and splashback tiling. Laminate flooring, radiator and extractor fan.

## FIRST FLOOR

### Landing

A carpeted return staircase leads up to the carpeted first floor landing. A UPVC double-glazed window to the side elevation allows for ample natural light. Radiator.

### Bedroom Two

12'11" x 11'0" (3.96 x 3.36)

A most generous, double bedroom benefitting from stylish, fitted wardrobes. UPVC, double-glazed window to the front elevation, carpeted flooring, radiator and TV point.

### En Suite Shower Room

A modern en-suite shower room comprising of a shower cubicle with mains thermostatic shower and glazed door, a pedestal washbasin and a low-level w.c. Fully tiled in neutral tones around the shower and half tiled around the basin and w.c. Ceramic, tiled flooring, radiator and extractor fan.

### Bedroom Three

12'2" x 11'1" (3.73 x 3.38)

Yet another great-sized, double bedroom, this time located to the rear of the property enjoying breathtaking, far reaching views through the UPVC, double-glazed window. Carpeting and radiator. This room is ideally positioned next to the house bathroom, which is almost akin to an en-suite to this room with Bedroom Two benefitting from its own en-suite.

### Bedroom Four

9'3" x 7'1" (2.82 x 2.16)

A great-sized, single bedroom, currently used as a home office, however it would make an ideal children's room or nursery. Carpeting, radiator, TV point and UPVC, double-glazed window to the front elevation.

### Bathroom

A modern house bathroom comprising of a white suite to include a panel bath, a pedestal washbasin and a low-level w.c. Ceramic tiling to the floor and tiled to half-height to the walls. Radiator and extractor fan. An airing cupboard houses the pressurised water cylinder and provides useful storage for linen and towels. A UPVC, double-glazed window with obscure glazing allows for ample natural light.

## SECOND FLOOR

### Landing

A carpeted, return staircase with painted, timber balustrade leads up to a spacious second floor landing. A UPVC, double-glazed window and further Velux style window make this a bright space with the size of the landing offering room for a desk or armchair.

### Master Bedroom

20'2" x 10'11" (6.15 x 3.35)

A lovely Master bedroom of wonderful proportions. Stylish, fitted wardrobes and ample room for additional furniture. Carpeting and radiator. UPVC, double-glazed, dormer window to the front elevation and Velux style window with fitted blind to the rear.

### Ensuite Shower Room

A generous en suite shower room consisting of a large shower cubicle with sliding glazed door and mains thermostatic shower, a pedestal washbasin with monobloc tap and a low-level w.c. Ceramic, tiled flooring and radiator. Fully tiled around the shower and tiled to half height around the basin in neutral tones. A Velux style window allows for ample natural light.

## OUTSIDE

### Gardens

The property enjoys pleasant, well-tended gardens to both sides. To the front, the garden is laid to lawn with gravelled borders providing space for colourful garden pots and shrubs. To the rear one finds the 'jewel in the crown' - a great-sized, secure garden for children to play. French doors open onto a spacious patio area - accessed from the living dining kitchen this is an ideal environment in which to enjoy al fresco entertaining with family and friends. The rear garden is predominantly laid to level lawn with a further sizeable expanse of decking beyond - another lovely spot for relaxing and soaking in the stunning, far reaching countryside views. Tall fencing maintains privacy and a tall timber gate provides access from the driveway.

### Driveway & Garage

A long tarmacadam driveway provides parking for up to three vehicles and leads to a single garage with up and over door and power, providing excellent storage or even housing a car!

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband available to the property.

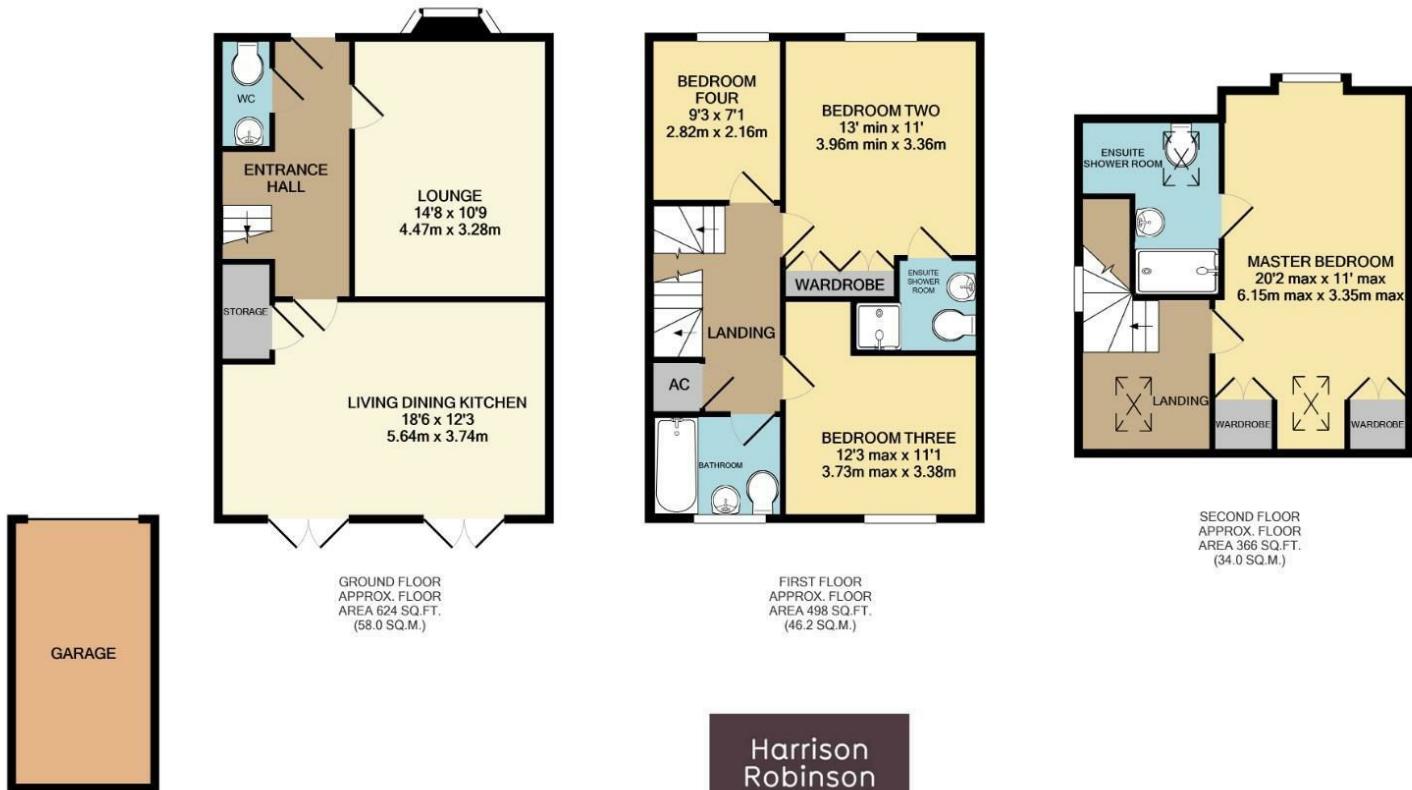
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Four Bedroom Detached Property
- Lovely Living Dining Kitchen With Garden Access
- Charming Sitting Room With Bay Window
- Three Modern Bathrooms Including Two En Suite
- Ample Driveway Parking & Detached Single Garage
- Generous Level Garden
- Stunning Countryside Views
- Highly Regarded Location
- Proximity To Excellent Schools & Train Station
- Council Tax Band E

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	88	
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1368 SQ.FT. (127.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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