



## Hawthorn Crescent, Baildon

- 4 Bedrooms
- Superbly Presented
- Viewing a Must to Fully Appreciate
- Versatile Accommodation
- Driveway and Garage
- Virtual Tour Available

**Offers Over £425,000**

**Tenure: Freehold**

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# Hawthorn Crescent, Baildon

## DESCRIPTION

Tucked away at the end of a quiet cul-de-sac, the deceptively modest front facade of this semi-detached property conceals an immaculately finished, expansive interior. Exceptional light pours in through the multiple south facing living spaces, each with large patio doors opening onto the generous south facing garden.

The upper-ground glass-lined landing opens midway into the voluminous U-shaped staircase, with views into the large central hallway and first floor landing. The living spaces are situated at the back of the property, with direct connection to the garden; a central modern kitchen with attached conservatory currently used as the family dining room, and two reception rooms on either side of the kitchen, each with large floor to ceiling windows opening onto the stone flagged patios. The downstairs also comprises a double bedroom with fitted wall-to-wall wardrobes, study with ample fitted storage, and shower room. Upstairs comprises the master bedroom along with a further two double bedrooms, all with fitted robes, as well as a beautiful Italian porcelain tile bathroom. The front exterior provides a single garage and secure off-street parking for at least 3 cars.

Hawthorn Crescent is a tranquil cul-de-sac situated within a short walk of Baildon train station and Hoyle Court Primary, making the property perfectly positioned for families.

The property holds an EPC rating of D and falls under the council tax band E. The current owners have maintained the property in impeccable condition, making it ready for immediate occupation.

We strongly recommend viewing this versatile property to fully appreciate the size and quality of accommodation on offer. Please see the Virtual tour to get a real feel for this exceptional opportunity to purchase a prime property in a popular location, ideal for the growing family.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1593.49 ft<sup>2</sup>  
Reduced headroom  
79.78 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Council Tax: D

## 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	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		EU Directive 2002/91/EC	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

## 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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