



Salisbury Avenue, Baildon, West Yorkshire, BD17 5AA

NO ONWARD CHAIN - A well-established Edwardian stone built semi-detached home of impressive proportions. Situated on a prestigious cul-de-sac in Baildon, this much loved home has period features and the opportunity to sympathetically modernise. With three/four bedrooms, two large reception rooms, fitted kitchen, spacious reception hall and guest W.C. Mature gardens to the front and rear, ample driveway parking and a detached double garage.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ
Tel: 01274 532323 Email: baildon@dacres.co.uk

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Salisbury Avenue, Baildon, West Yorkshire, BD17 5AA

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

Guide Price: £399,950

General Remarks

This substantial Edwardian stone-built semi-detached home is of impressive proportions, occupying a highly regarded position towards the foot of a prestigious cul-de-sac in Baildon, conveniently placed within easy walking distance of local amenities, schools and transport links. This much-loved family home retains a wealth of period character and charm, including high ceilings and attractive original detailing, while also offering excellent potential for sympathetic modernisation and reconfiguration to suit more modern living.

The accommodation is particularly generous and versatile, comprising three/four well-proportioned bedrooms, two large reception rooms ideal for both formal entertaining and everyday family life, and a fitted kitchen with scope for updating. Further features include a guest W.C., an impressive and welcoming reception hall, and a striking first floor landing with skylight, which floods the upper level with natural light and enhances the sense of space throughout. The first floor layout also offers flexibility, with potential to reconfigure the internal arrangement to create a dedicated doorway from the landing into the study, improving circulation and functionality.



Externally, the property is set within mature and established gardens to both the front and rear, providing privacy, greenery and a pleasant outlook. A substantial driveway offers ample off-street parking and leads to a detached double garage, providing further storage or potential workshop space.

Overall, this is a rare opportunity to acquire a characterful Edwardian home in a sought-after location, combining generous proportions, period appeal and exciting scope for further improvement and reconfiguration.

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.







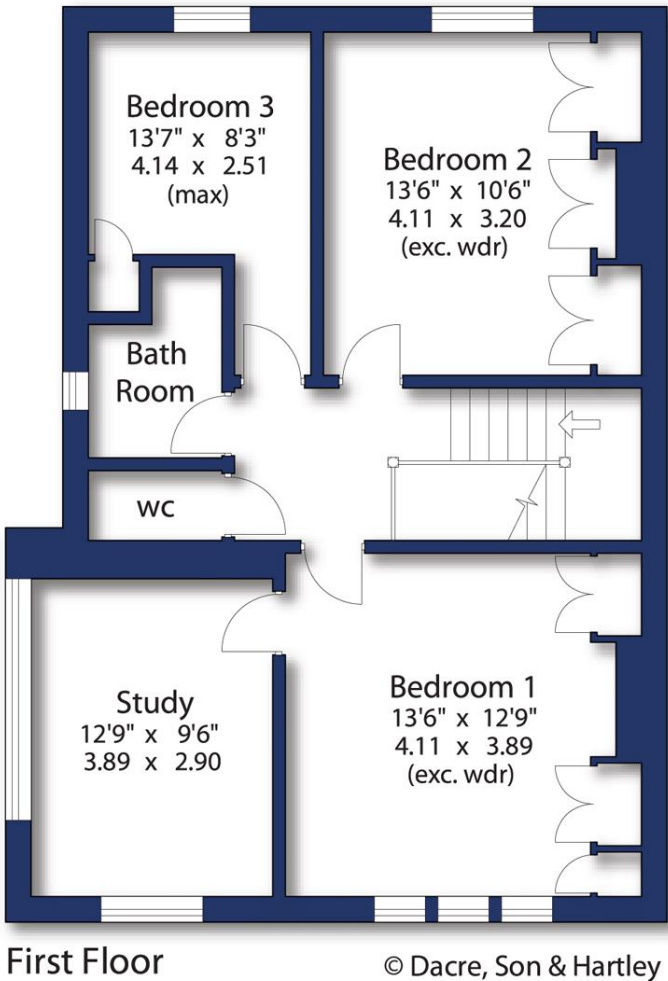
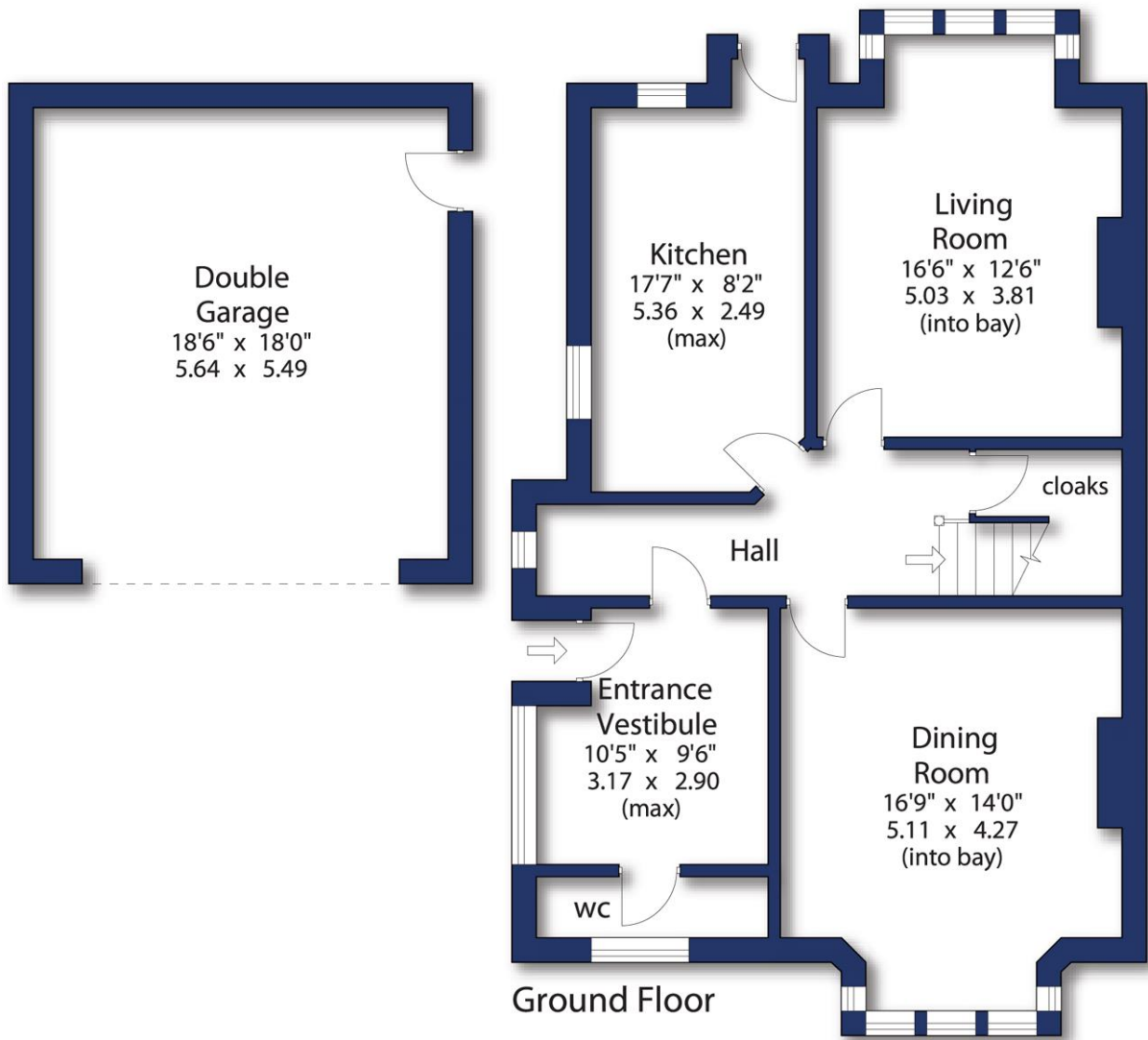






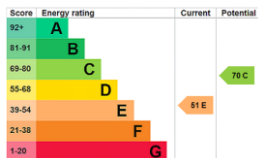


Floorplans





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01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 532323

baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed up Westgate, at the junction turn left into West Lane, after a short distance Salisbury Avenue is located on the left hand side, the property is located on the right hand side towards the end of Salisbury Avenue and is identifiable by our for sale board.

What3Words gown.minute.funds

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- Off-street driveway parking and detached double 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://gov.uk/check-flood-risk)

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 £34.20 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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