



Akhir, Baildon Green, Baildon, West Yorkshire, BD17 7ND

A beautifully extended and superbly appointed period semi-detached home, enviably situated within the sought-after Baildon Green Conservation Area. Surrounded by mature greenery and enjoying lovely views towards Baildon Bank and Salts Mill, the property offers four bedrooms, house bathroom and en suite, stunning open-plan dining kitchen, guest W.C. and integral garage. Externally are meticulously landscaped gardens and ample driveway parking.

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

Guide Price: £400,000

General Remarks

This exceptional period semi-detached residence, beautifully extended and finished to an impressive standard throughout, occupies a highly desirable position within the prestigious Baildon Green Conservation Area. Nestled amongst mature greenery and enjoying delightful far-reaching views towards Baildon Bank and Salts Mill, this outstanding home effortlessly combines elegant period character with high-quality contemporary living, further enhanced by beautiful original stained-glass features which add charm and authenticity throughout.

The property offers generously proportioned and thoughtfully designed accommodation extending over two floors, featuring four well-appointed bedrooms including a superb principal suite complete with a stylish dressing room and luxurious en suite shower room. The principal bedroom is particularly impressive, enjoying a charming, pitched ceiling with exposed beams and a roof window which floods the space with natural light while enhancing the characterful feel of the room. Two further spacious double bedrooms benefit from fitted wardrobes, providing excellent storage solutions, while a beautifully presented family bathroom serves the remaining bedrooms.

At the heart of the home is a stunning open-plan dining kitchen, expertly designed for modern family life and entertaining alike, complemented by high-specification fittings and an abundance of natural light. The elegant living room provides a warm and inviting atmosphere, centred around a charming wood burning stove, with a delightful window seat creating the perfect spot to relax and enjoy the pleasant outlook.



Additional features include a welcoming entrance hallway, guest W.C. underfloor heating throughout the ground floor, and an integral garage providing useful storage and practicality.

Externally, the property is equally impressive, enjoying beautifully maintained gardens with expansive lawns, a variety of patio seating areas and an abundance of mature planting. Raised beds, espaliered fruit trees and a greenhouse will particularly appeal to keen gardeners, whilst the gardens as a whole provide excellent privacy and a peaceful setting to enjoy throughout the year. To the rear, a block-paved driveway provides ample off-street parking and leads directly to the garage, adding further practicality and convenience. Rarely do properties of this calibre become available within such a sought-after and picturesque setting, making this a truly special opportunity.

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.







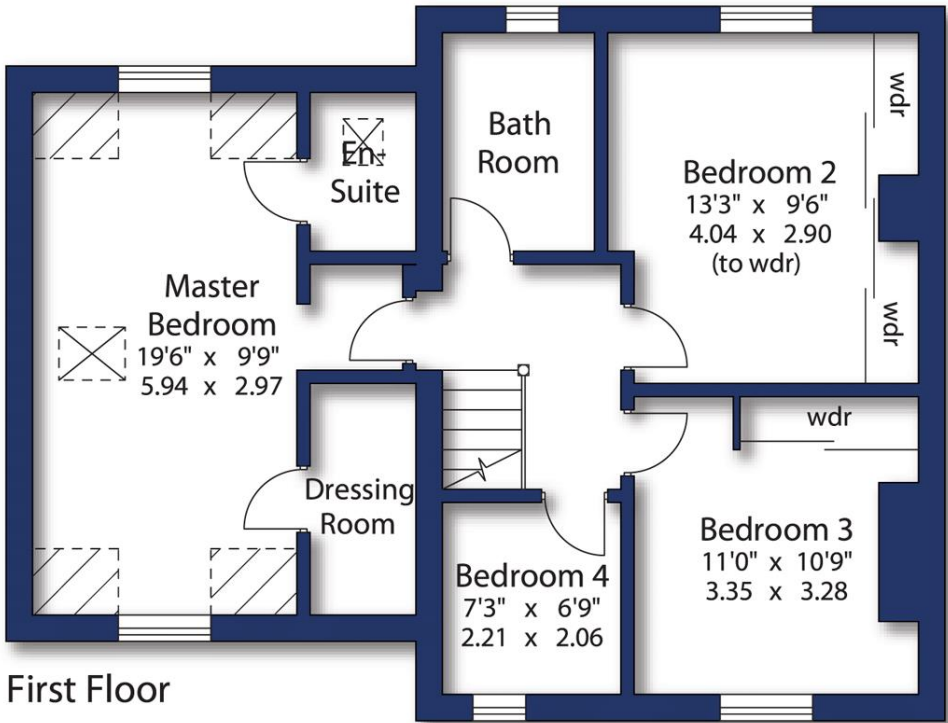
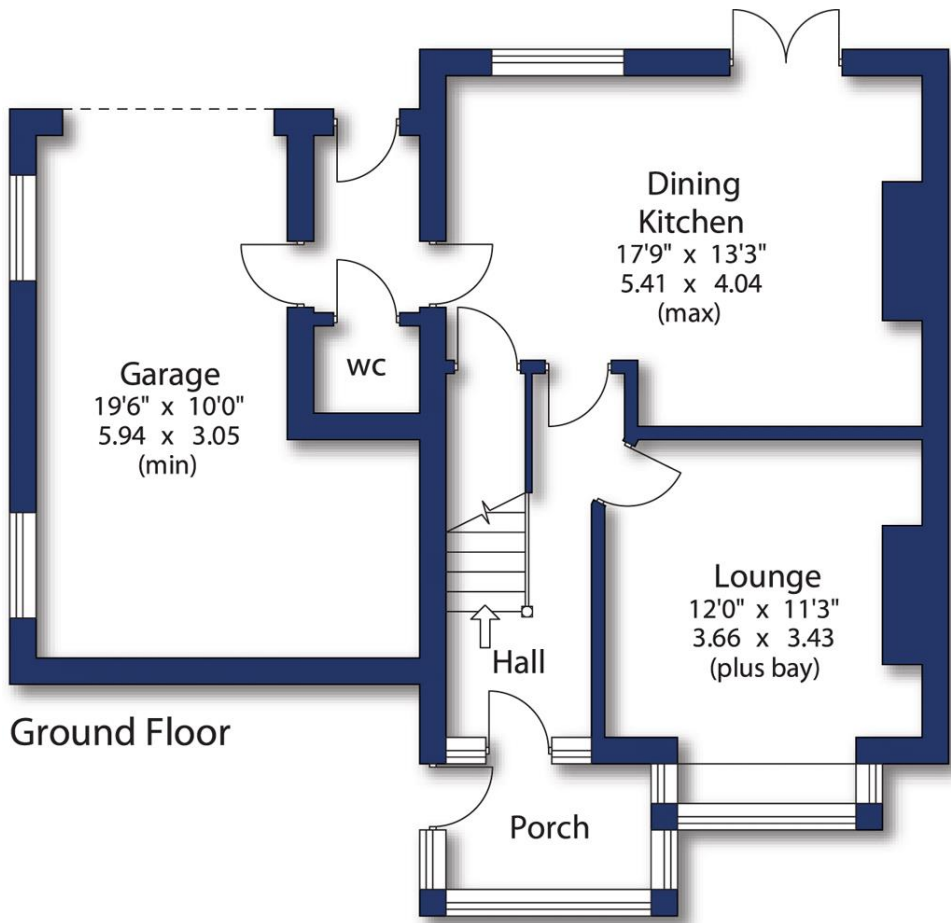








Floorplans





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Directions

From the roundabout in the centre of Baildon proceed down Browgate, at Threshfield Crossroads turn right into Cliffe Avenue, after approximately half a mile follow the road onto Green Lane where the property can be located on the left hand side just before the road bends to the left.

What3Words patio.vouch.silly

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street driveway parking and 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](#)

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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