DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Colwyn, Park Mount Avenue, Baildon, West Yorkshire, BD17 6DS

NO ONWARD CHAIN – Colwyn is a substantial semi-detached family home in a highly sought-after location, conveniently placed for the railway station, well-regarded schools and the amenities of Guiseley. Arranged over four floors, the property offers versatile accommodation including four bedrooms, three reception rooms, a fitted kitchen, utility room and two W.C.s. Externally, there is a generous driveway, detached garage, and mature rear gardens.

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Colwyn, Park Mount Avenue, Baildon, West Yorkshire, BD17 6DS

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

Guide Price: £400,000



General Remarks

This characterful and beautifully proportioned four bedroom semi-detached family home combines period charm with modern practicality. Set in a highly sought-after location in Baildon, this impressive property offers versatile living space over four floors, a detached garage, substantial driveway parking, and a well-appointed bathroom plus two guest W.C.s, making it perfect for family life.

The welcoming entrance hallway leads seamlessly into a stylish dining room, complete with a feature fireplace, providing a perfect setting for formal entertaining or relaxed family meals. Adjoining this, the light-filled living room boasts a wide bay window framing delightful views over the rear garden and beyond, creating a sense of space and tranquility. The kitchen is thoughtfully designed, featuring elegant wood countertops, abundant storage, and direct garden views, blending practicality with style.

The first floor accommodates the principal sleeping quarters, including a principal bedroom with built-in wardrobes, a further double bedroom, and a versatile single bedroom or study. The family bathroom is beautifully appointed, offering a freestanding bath and a walk-in shower, providing a spa-like retreat within the home. The top floor provides an additional large double bedroom with fitted storage, ideal for a growing family or guest accommodation.

On the lower ground floor, a flexible reception room or occasional bedroom enjoys direct garden access and sits alongside a utility room and guest W.C. This space also offers the exciting potential, subject to the necessary consents, to create a large open-plan kitchen opening directly onto the garden - ideal for modern family living, entertaining, or creating a seamless indoor-outdoor flow.

Externally, the split-level rear garden is a true highlight, featuring an elevated deck for entertaining, a well-tended lawn bordered by mature planting, and a pathway leading to the detached garage. The front of the property offers a large driveway capable of accommodating multiple vehicles.

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.








The Flying Flea
KENWOOD


Panasonic



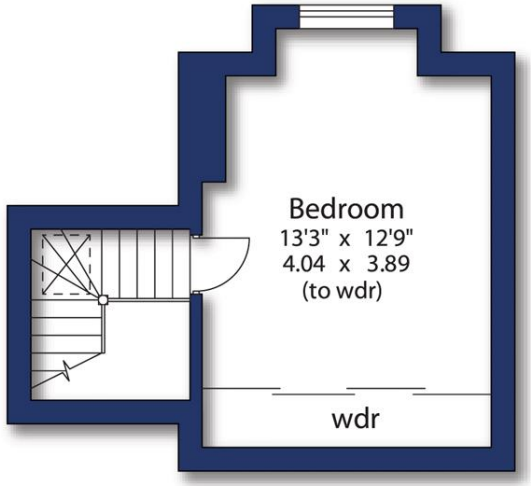



Friends
are the
family
that you

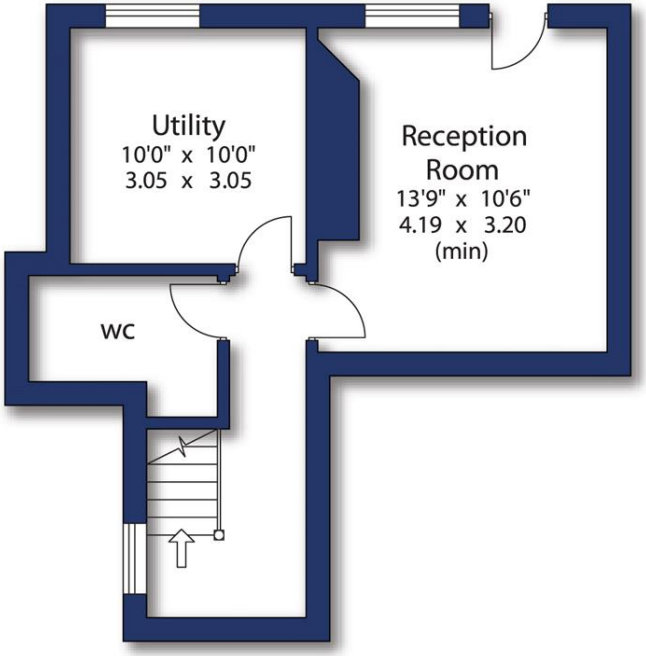




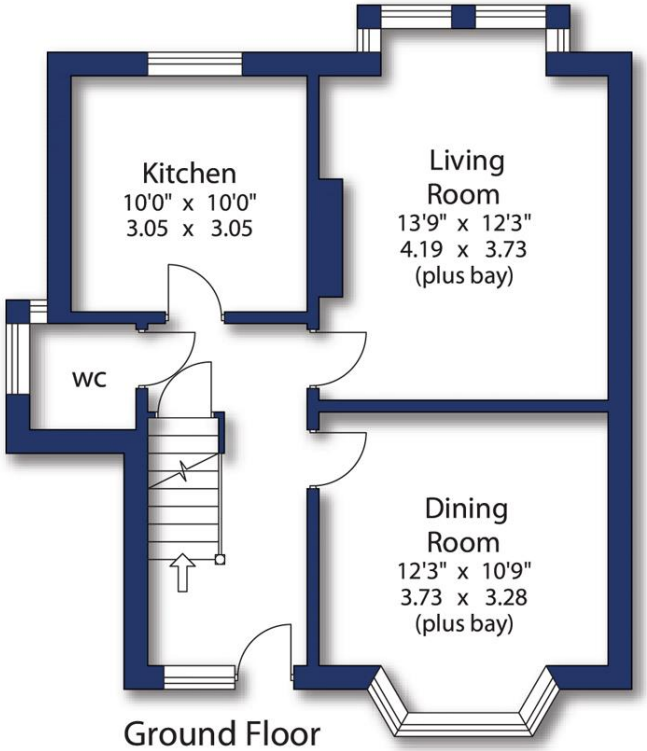
Floorplans



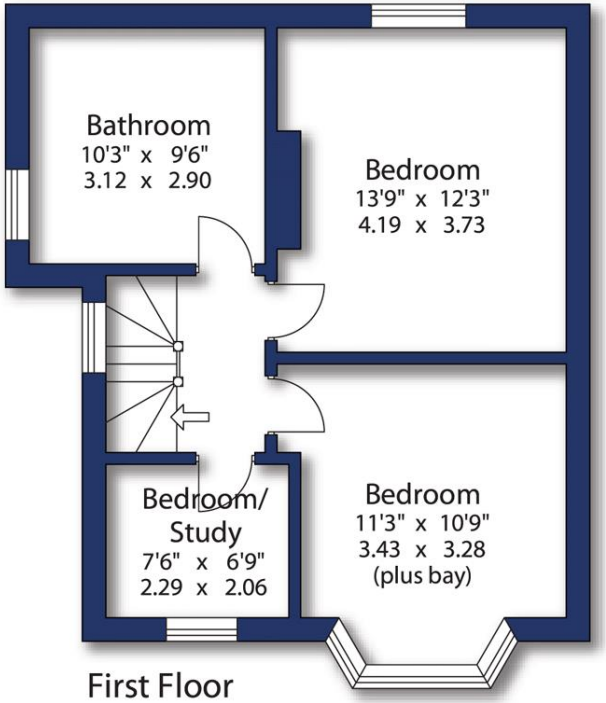
Second Floor



Lower Ground Floor



Ground Floor



First Floor

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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 down Browgate, at Threshfield crossroads turn left into Station Road, continue for approximately one mile then turn right onto Kirklands Lane,. Continue over the bridge which leads into Park Mount Avenue where the property is located on the right hand side.

What3Words codes.piano.lasted

Local Authority & Council Tax Band

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

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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