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Oxford Place, Baildon, West Yorkshire, BD17 6DH

NO ONWARD CHAIN - A charming two bedroom end terrace cottage, ideally situated in this highly sought-after location with excellent access to the amenities along Otley Road and within a short walk of Baildon Train Station. This inviting home offers stylish and well-presented accommodation arranged over three floors, combining character features with modern enhancements to create a delightful living space.

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Oxford Place, Baildon, West Yorkshire, BD17 6DH

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

Guide Price: £220,000



General Remarks

This beautifully presented and charming end terrace cottage, situated in this highly sought-after location, offers excellent access to the wealth of amenities available along Otley Road and within a short walk of Baildon Train Station. A delightful home combining character features with modern enhancements, providing spacious and versatile accommodation arranged over three floors, ideal for a variety of purchasers seeking a stylish yet low-maintenance property.

The well-presented accommodation briefly comprises an entrance into a generous living room featuring an attractive open fireplace with wood surround, tiled interior, exposed wood flooring and a pleasant outlook towards the garden. The modern fitted dining kitchen provides an excellent social space, fitted with an attractive range of wall and base units with wooden work surfaces over, inset sink unit, integrated dishwasher, built-in electric oven, gas hob with filter hood over, plumbing for washing machine, recessed ceiling spotlights and useful pantry/store cupboard with access to a cellar-style storage area.

To the first floor is a landing area, a spacious double bedroom and a stylish modern fitted bathroom suite comprising a panelled bath with shower over and glass screen, vanity unit with inset basin, low flush WC, complimentary tiling and heated chrome towel rail. The second floor is home to a further impressive double bedroom, enjoying distant views and benefitting from an en suite WC, creating a superb principal bedroom suite.

Externally, the property boasts a delightful, enclosed garden area enjoying a desirable southerly aspect, extending to the front and side elevations. The garden incorporates attractive flagged patio areas, established flower beds, pathways, mature shrubs and trees, providing a wonderful outdoor space for entertaining, relaxing or simply enjoying the sunshine.

Further benefits include gas fired central heating and double glazing, making this an appealing home that successfully blends period charm with contemporary living. Early viewing is strongly recommended to appreciate the quality, character and enviable position this charming cottage has to offer.

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.

Agents Notes

Buyers are advised that 4A Oxford Place has a flying freehold over part of 4 Oxford Place. Please contact the office if you require any further information.








BOSCH





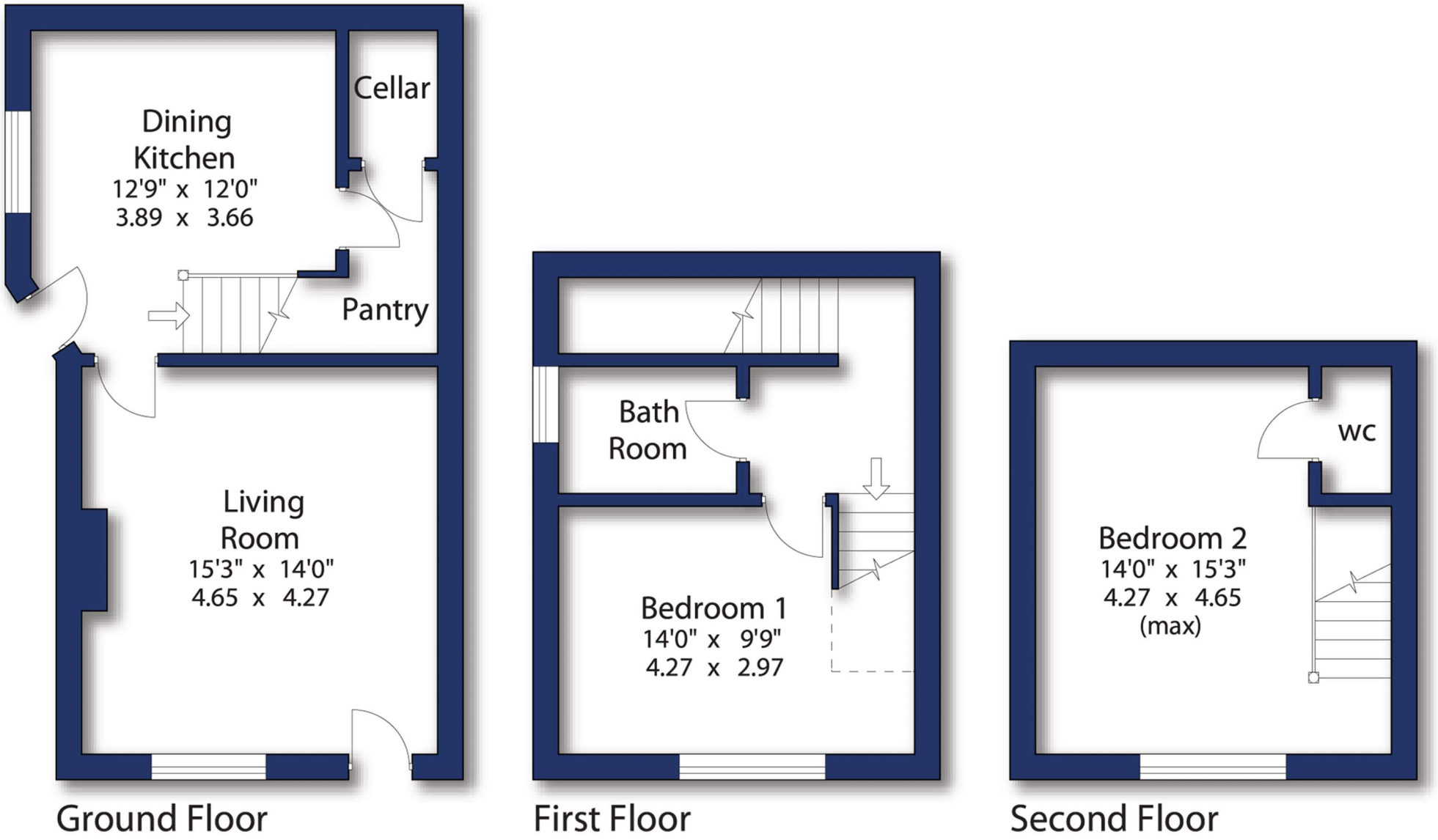








Floorplans



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Dacres Surveys
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Contact us
01274 532323
baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed down Browgate, at Threshfield junction just before the post office turn left into Station Road, continue and turn right into Kirklands Lane, continue over the bridge which leads into Park Mount Avenue. At the end turn left onto Fyfe Lane. Proceed down the hill and Oxford Place is on the right hand side down a short footpath. (Alternatively Oxford place can be accessed by footpath from Otley Road or Rosemont Lane)

What3Words moon.leave.scar

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler
- On street parking

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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