



Baildon Road, Baildon, West Yorkshire, BD17 6PX

A stunning 1930s detached home that has undergone a comprehensive programme of reconfiguration and modernisation, creating a stylish and highly versatile family residence. Occupying generous gated grounds, the property offers four double bedrooms, including a lower ground floor suite suitable as a self-contained annex, two en suites, a luxurious house bathroom, a spacious bay-fronted living room and an exceptional open-plan living kitchen with direct access onto a large raised balcony. Ample driveway parking and a garage complete this outstanding home.

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

Guide Price: £795,000

General Remarks

No expense has been spared in the complete redevelopment of this exceptional detached family home, now extending to almost 2,500 sq. ft. of beautifully appointed living space. Featuring highly versatile lower ground floor annex accommodation, ideal for multi-generational living, the property combines quality, space and flexibility in equal measure. With electric gated access, extensive driveway parking for numerous vehicles and high specification finishes throughout, this is a home that impresses at every turn.

With accommodation arranged over three floors, the property briefly comprises to the ground floor, a bright and welcoming reception hall featuring a striking double-height ceiling and Velux-style roof window, guest W.C., spacious bay-fronted living room with exposed brick chimney breast and electric stove, and a truly impressive open-plan living kitchen and dining area. The kitchen is fitted with a contemporary range of units incorporating integrated appliances and a central island with breakfast seating, complemented by a bespoke booth-style dining area. Twin patio doors open onto an expansive balcony with glazed balustrading, creating an ideal space for entertaining. A useful storage/comms cupboard completes the ground floor.

To the lower ground floor is a highly versatile suite of accommodation comprising a large double bedroom with dressing room and luxurious en suite shower room, together with an open plan living, dining and kitchen area which could alternatively be utilised as an additional bedroom if required. There is also a utility cupboard, separate W.C. and patio doors providing direct access to the rear garden. To the first floor, a



spacious landing leads to the principal bedroom, featuring a walk-in wardrobe and contemporary en suite shower room. There are two further double bedrooms, and a high-quality house bathroom fitted with a modern suite.

Externally, the property is approached via remote-controlled double gates, flanked by attractive rendered boundary walls that create an impressive first impression. Mature hedging provides a good degree of privacy, whilst a raised seating area offers an ideal spot to relax and enjoy the surroundings. A substantial resin-finished driveway provides parking for numerous vehicles and extends to the side and rear of the property, offering further parking potential and access to the detached garage. The gardens incorporate a generous lawned area complemented by mature, well-stocked borders and established hedging, creating an attractive and private outdoor environment.

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.







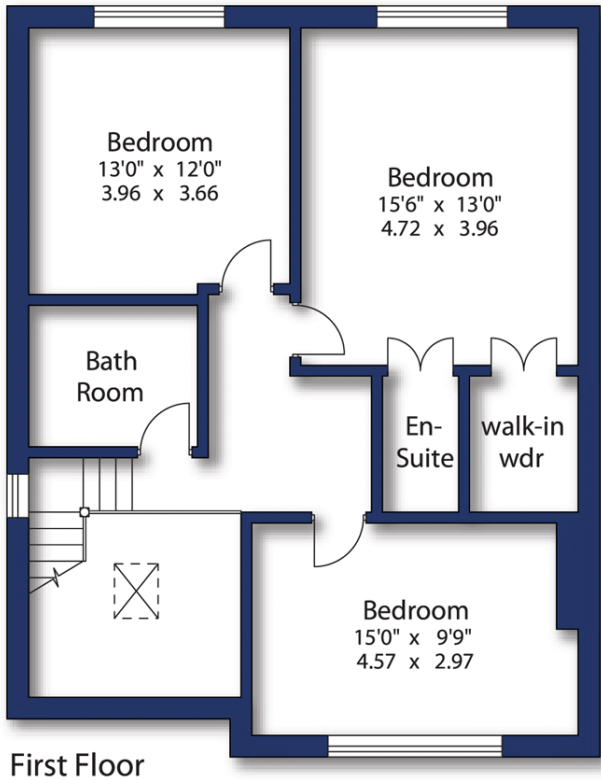
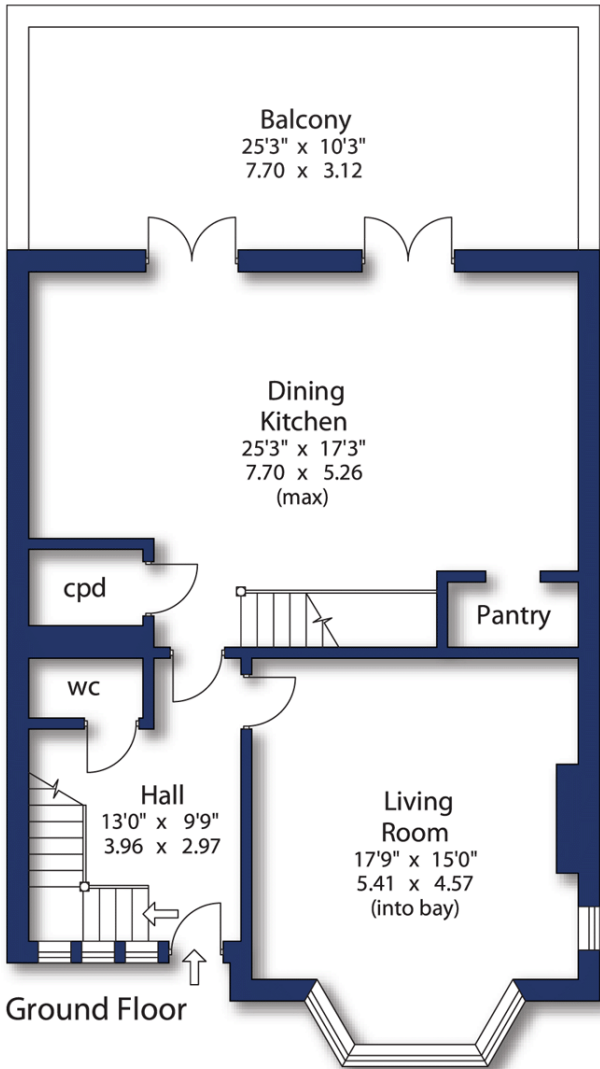
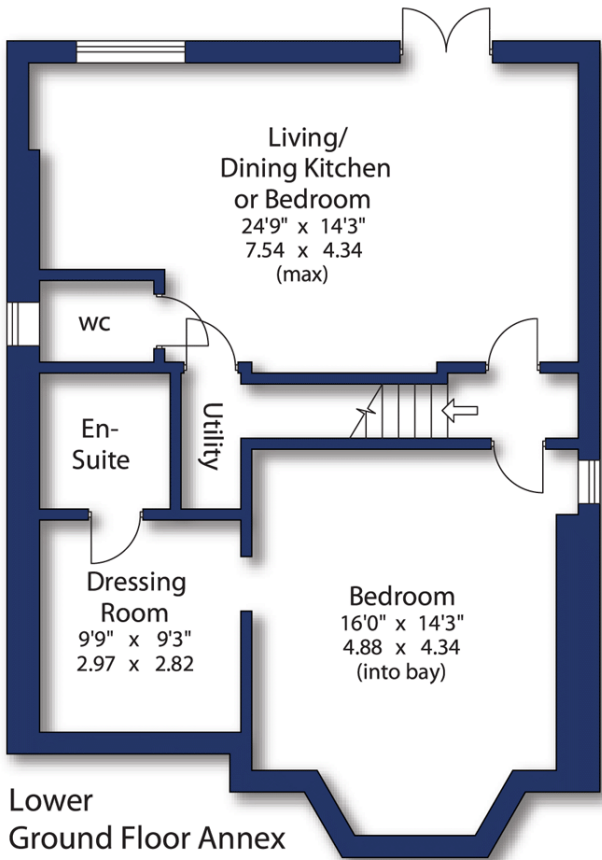






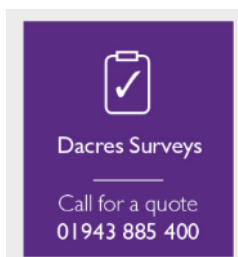


Floorplans





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Directions

From the roundabout in the centre of Baildon proceed down Browgate. At Threshfield crossroads, which provides a mini supermarket, Post Office and a few other local shops, proceed straight forward where the property can be located on the left hand side.

What3Words monks.gone.churn

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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