



Prod Lane, Baildon, West Yorkshire, BD17 5BN

NO ONWARD CHAIN - A magnificent Victorian semi-detached family home of grand proportions, occupying an elevated and private position at the head of Prod Lane. Perfectly placed within a short and pleasant walk of both Shipley Glen National Nature Reserve and Saltaire, this stunning period residence is offered to the market for the first time in almost two decades. A rare opportunity for discerning purchasers seeking a home of scale, character, and distinction.

8 Westgate, Baildon, West Yorkshire, BD17 5EJ

Tel: 01274 532323 Email: baildon@dacres.co.uk

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

Offers in excess of: £595,000

General Remarks

Occupying a commanding and secluded position at the head of Prod Lane, this exceptional four-bedroom Victorian semi-detached home combines timeless period charm with modern comfort. Set within mature gardens and enjoying elevated views, it lies just a short, scenic walk from the striking landscapes of Shipley Glen, West Yorkshire's first National Nature Reserve, and the historic, UNESCO-listed village of Saltaire. With its impressive proportions and commanding presence, this distinguished residence represents a rare opportunity to acquire a home of considerable presence.

Beautifully showcasing the elegance of the Victorian era, the home retains a wealth of period detailing, from ornate corning and high ceilings to sweeping staircases and original fireplaces, each feature reflecting the craftsmanship and architectural integrity of its time. Generous room proportions and an abundance of natural light combine to create an exceptional sense of space and grandeur, balanced by the warmth and comfort of a long-established family home.

The accommodation comprises four well-appointed bedrooms, with the principal suite benefitting from a stylish en suite bathroom and fitted wardrobes, offering a private retreat for the owners. A particular highlight is the conservatory, fitted with advanced solar glass that regulates temperature throughout the seasons, providing a bright and comfortable space all year round.



Lovingly cared for by the same family for the past 15 years, the property has been sensitively maintained and thoughtfully upgraded over the years. Recent enhancements include a full rewire, a new boiler, solar panels, and an EV charger, combining modern efficiency, sustainability, and convenience with the home's timeless character.

Rarely do homes of such scale, setting, and heritage come to market, making this an outstanding opportunity for discerning buyers seeking a residence of true distinction in a setting of quiet prestige.

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.







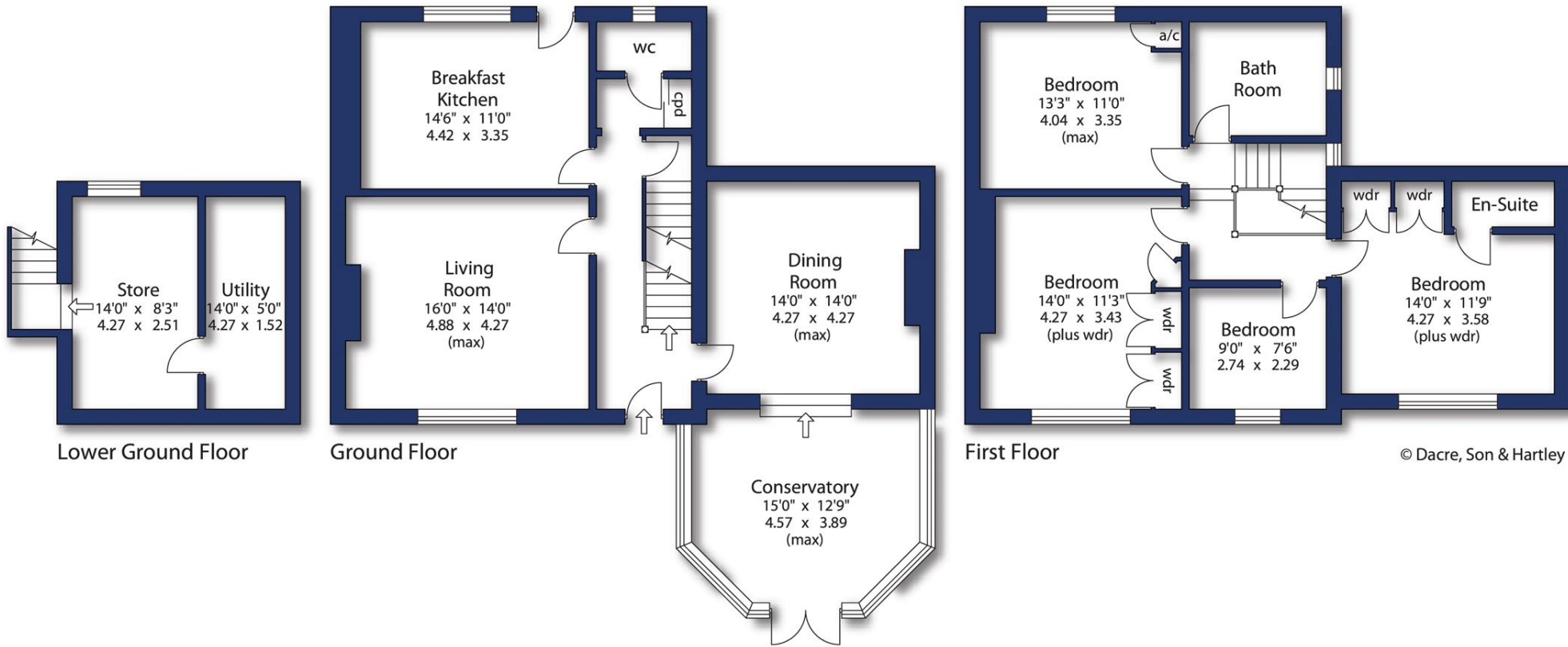






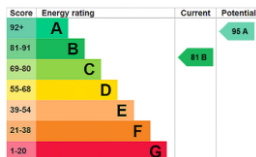


Floorplans





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Dacres Surveys

Call for a quote
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Contact us

01274 532323

baildon@dacres.co.uk

Directions

From Dacre, Son & Hartley's Baildon office, head left on the Grove which turns into Newton Way and then continue onto West Lane and then onto Lucy Hall Drive. At the junction turn left onto Prod Lane and continue to the head of the cul-de-sac where the property can be located on the left-hand side.

What3Words sooner.departure.villas

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 combination boiler
- Ample driveway parking and 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://check-for-flooding.in.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 £26.10 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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