



Angel Street, Baildon, West Yorkshire, BD17 6NB

A highly impressive and recently refurbished stone-built semi-detached home, offering deceptively spacious accommodation arranged over four floors and presented to an exacting standard. The property features three bedrooms, including an exceptional principal bedroom with freestanding bath and air conditioning, a stylish house shower room, welcoming living room and superb dining kitchen. A useful lower-ground-floor utility room adds further practicality, whilst the rear yard enjoys pleasant views over the community gardens.

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

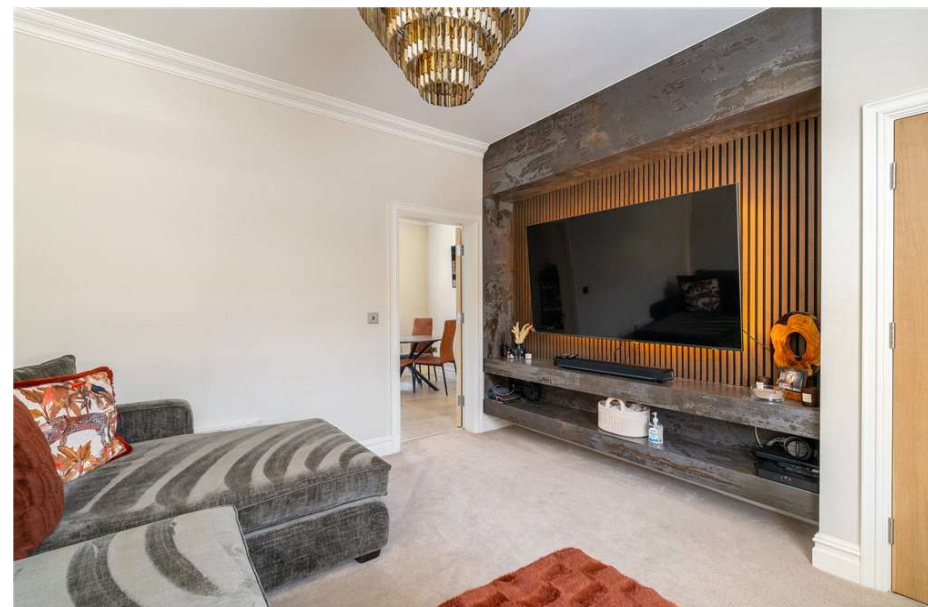
Guide Price: £269,950

General Remarks

This stunning and comprehensively refurbished semi-detached home, is beautifully appointed throughout to an exceptional standard and offers a superb blend of contemporary style, period character and modern-day practicality. Ideally positioned in the heart of Baildon, the property is perfectly placed for an excellent range of amenities, whilst also providing convenient access to surrounding areas and transport links.

The beautifully presented accommodation briefly comprises an inviting entrance hallway, stylish living room with bespoke integrated media wall, and a generous dining room featuring a characterful decorative fireplace. To the rear is a superb contemporary fitted kitchen with a range of integrated appliances, together with a useful utility room.

To the first floor are two generous double bedrooms and a stylish contemporary shower room, whilst the second floor is dedicated to an impressive principal bedroom, enjoying excellent proportions, air conditioning and a striking designer freestanding bath with shower attachment, creating a luxurious and highly individual space. Further benefits include gas-fired central heating, double glazing and underfloor heating to the dining room, kitchen and shower room.



Externally, the property enjoys a pleasant rear yard, accessed both directly from the house and via a shared passageway between the adjoining properties. The yard provides a useful and easily maintained outdoor space, with an attractive outlook over the community gardens, creating a particularly pleasant setting in which to sit and relax.

Overall, a truly impressive home, finished to an exceptional standard and occupying an enviable Baildon position.

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.







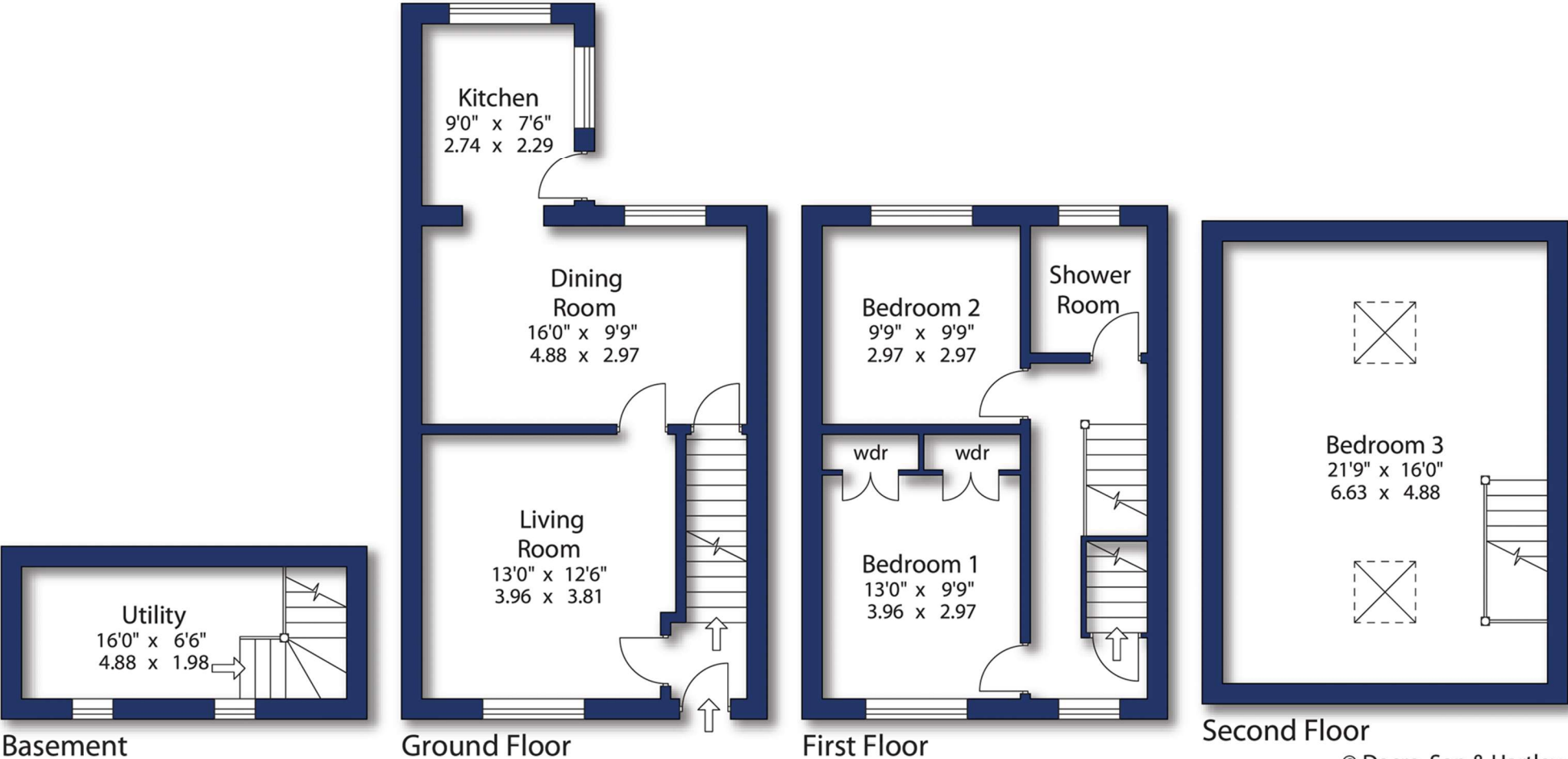






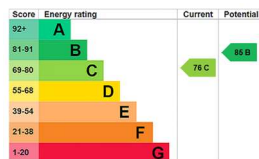


Floorplans





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Contact us

01274 532323

baildon@dacres.co.uk

Directions

From the centre of Baildon proceed up Hall Cliffe (by the Parish Church). Angel Street is on the left hand side and the property is located on the right.

What3Words heave.slam.spray

Local Authority & Council Tax Band

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

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](https://checkforflooding.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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