



Broadacre Way, Baildon, West Yorkshire, BD17 7NZ

A substantial detached family home offering well-presented, generously proportioned accommodation, including six bedrooms, four bathrooms and an impressive open-plan kitchen diner. Externally, the property benefits from a driveway, double garage and a stunning rear garden enjoying panoramic views across the surrounding countryside.

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

Guide Price: £875,000

General Remarks

This magnificent and substantial six bedroom detached family residence offers in excess of 2,800 sq. ft. of well-appointed accommodation arranged over three floors, together with a double garage, driveway and stunning far-reaching westerly views across open countryside.

The property has been thoughtfully designed to provide an exceptional balance of formal and flexible family living space, with a particularly high standard of fixtures and fittings throughout. The ground floor features a spacious entrance hall, separate living room, study/sitting room, dining area opening into the impressive living kitchen, utility room and W.C. The quality fitted kitchen forms the heart of the home, while French doors to the rear make the most of the garden and spectacular westerly outlook.

The first floor provides an impressive principal suite with dressing area and en-suite shower room, together with three further bedrooms, one with an en-suite, and a family bathroom. The second floor adds two further double bedrooms and a shower room, providing exceptional flexibility for modern family living, guests or home working.

Externally, a driveway provides parking for several vehicles and leads to the double garage providing further secure parking or storage/workshop space. To the rear, the garden is



predominantly laid to lawn and extends away from the property, creating an attractive private setting while taking full advantage of the uninterrupted westerly aspect over open countryside.

A truly outstanding executive family home, combining substantial and versatile accommodation with an exceptional standard of presentation and a wonderful countryside outlook. The quality, space and setting can only be fully appreciated by an internal inspection.

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.







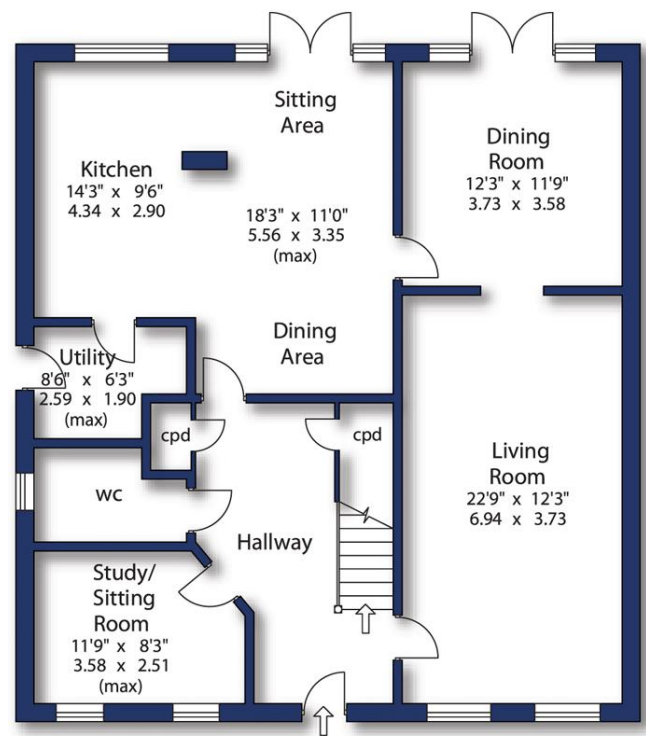




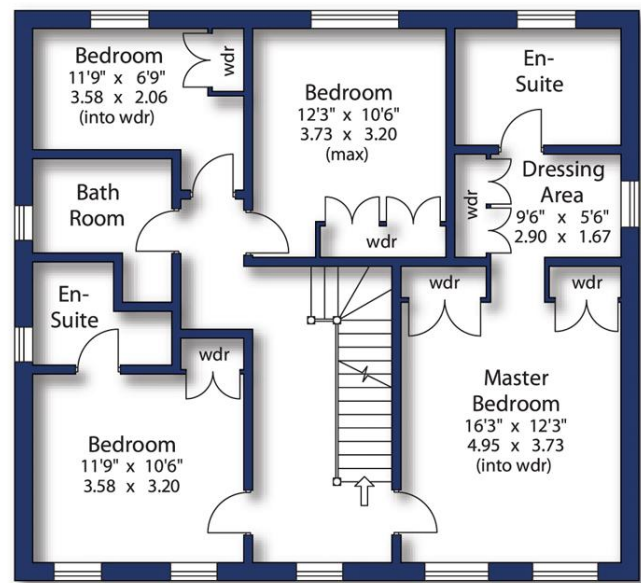




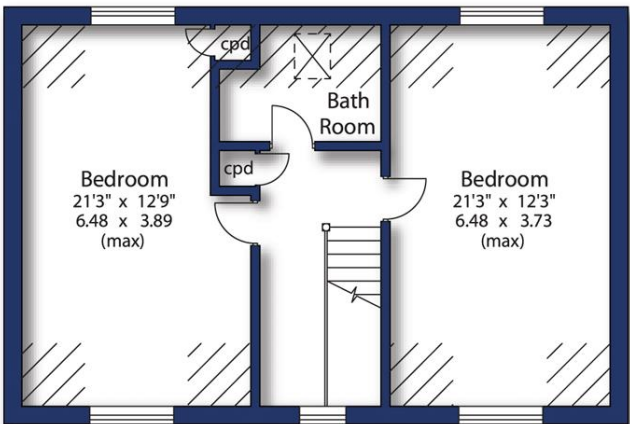
Floorplans



Ground Floor



First Floor



Second Floor

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Directions

From Otley Road Baildon proceed up Roundwood Road, turn right into Langley lane then first right into Hollin Head, just after The Paddock turn left into Hallside Close. Then take the first left onto Broadacre Way where the property is located on the left.

What3Words models.early.handle

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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