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Threshfield, Baildon, West Yorkshire, BD17 6QA

An imposing Edwardian stone-built semi-detached home of considerable charm and character, offering five bedrooms, two receptions, three bathrooms and an extended kitchen arranged over three floors. Retaining many original period features, the property also benefits from useful cellars, well-maintained gardens, a block-paved driveway providing parking for multiple vehicles and a substantial stone-built garage/workshop.

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Threshfield, Baildon, West Yorkshire, BD17 6QA

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

Guide Price: £440,000



General Remarks

This is a remarkable and imposing stone-built residence, combining a wealth of original period character with stylish modern family living. Ideally positioned for Baildon's excellent range of amenities, the property offers generous and versatile accommodation arranged over three floors, together with attractive gardens, driveway parking and a substantial stone-built garage.

The accommodation includes five bedrooms, three bathrooms and an impressive open-plan kitchen diner, with the recent loft conversion creating two excellent additional bedrooms and a dedicated shower room. The principal bedroom benefits from an en suite shower room, while the spacious kitchen diner forms the heart of the home, with an extensive range of fitted units, generous worktop space and a central island.

Period features are beautifully retained throughout, including original stained-glass windows, high ceilings, decorative mouldings and large bay windows, creating a wonderful blend of character and contemporary family living.

Briefly comprising a welcoming entrance hallway; spacious living room with feature fireplace and bay window; impressive open-plan kitchen diner; lower-ground-floor cellar with useful storage and plumbing for appliances. To the first floor are two large double bedrooms, with the principal bedroom having an en suite, a well-sized single bedroom/study, and a house bathroom services this floor. The second floor provides two further double bedrooms, a spacious shower room and useful storage cupboard, offering an ideal area for children or visiting guests.

Externally, there is a well-maintained front garden with lawn and mature hedging, while the enclosed rear garden is paved for low-maintenance living and incorporates a built-in barbecue, creating an excellent space for outdoor entertaining. A block-paved driveway providing parking for multiple vehicles and substantial stone-built garage, complete with remote-controlled door, lighting and power, provide excellent off-road parking and storage.

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.



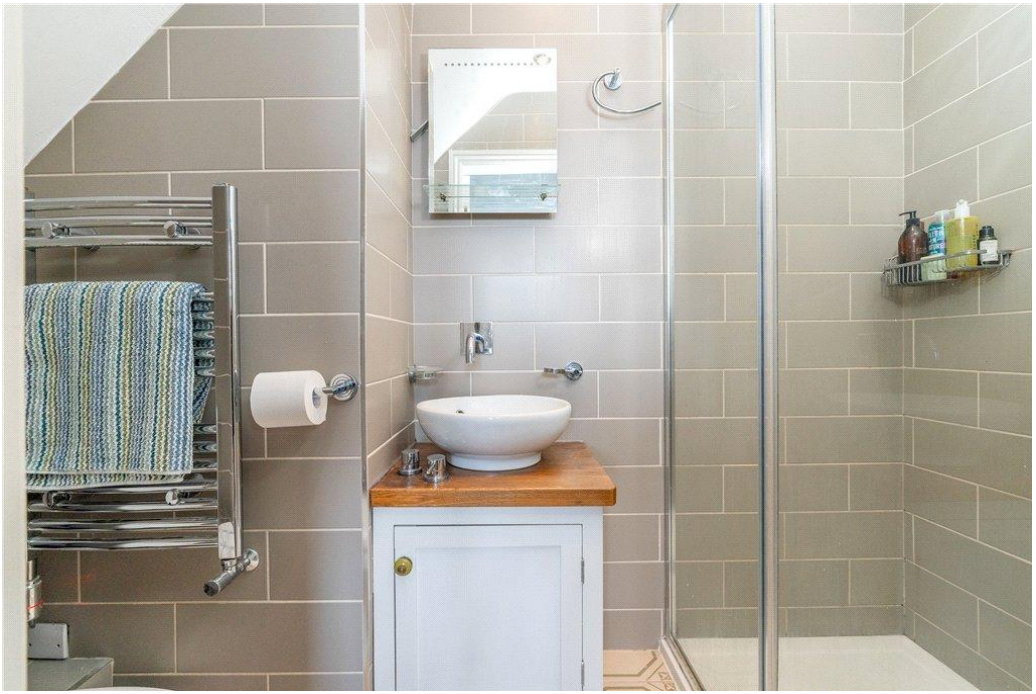



SMEG
BUSINESS LUNCH
FAST & TASTY
FREE DRINK
Pupil of the Week
SOAR Award
cook
SONY

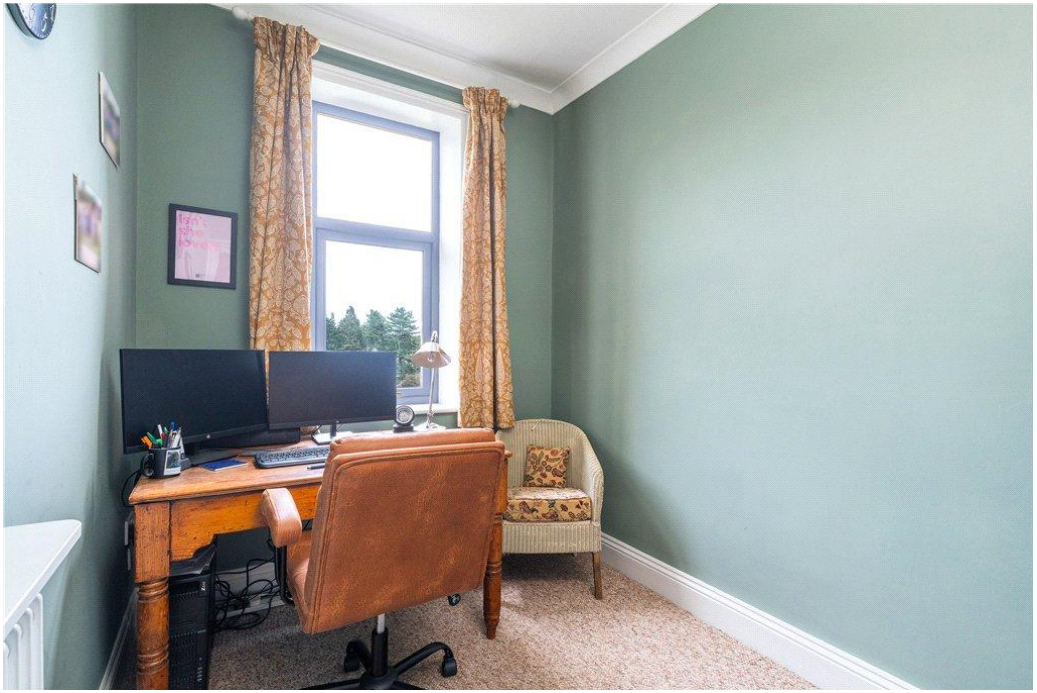














Floorplans



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Contact us
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Directions

From the roundabout in the centre of Baildon proceed down Browgate, continue through Threshfield crossroads where the row of stone terraced properties are situated on the right hand side.

What3Words basic.extra.chained

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street parking and garage at the rear

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.

Dacres Ref: BAI200096


1. THRESHFIELD
Yale
CBMDC