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The Coach House, Fyfe Grove, Baildon, BD17 6DN

A genuinely charming and deceptive converted 19th century coach house, offering three bedrooms and an impressive degree of versatile accommodation arranged over two floors. Combining attractive character features with generous living spaces, the property is further complemented by excellent outdoor space, private double parking and a delightful covered patio beneath the original coach house archway.

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dacres.co.uk

The Coach House, Fyfe Grove, Baildon, BD17 6DN

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

Guide Price: £385,000



General Remarks

This converted coach house occupies a desirable position in Baildon, offering surprisingly spacious and versatile accommodation together with attractive stone elevations and charming character features. The property enjoys a private double driveway, generous private garden and delightful covered patio beneath the original coach house archway.

Arranged over two floors, the accommodation includes three bedrooms, a particularly spacious first-floor living room, generous kitchen/diner, house bathroom, W.C. and useful storage. The kitchen/diner is a lovely family and entertaining space, with an island and traditional double doors opening onto the covered patio and gardens.

The first-floor living room is exceptionally spacious, featuring large rear windows and an impressive curved bay window overlooking the garden. The principal bedroom is similarly generous and benefits from dual-aspect windows, whilst the adjoining W.C. offers potential to create an en suite, subject to the necessary permissions.

A large boarded loft, accessed via a pull-down ladder and incorporating Velux-style windows and useful head height, provides excellent potential for conversion into further living accommodation, subject to planning and building regulations.

Externally, the property benefits from private double parking, additional shared driveway access and a generous lawned garden, ideal for families and outdoor entertaining.

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.













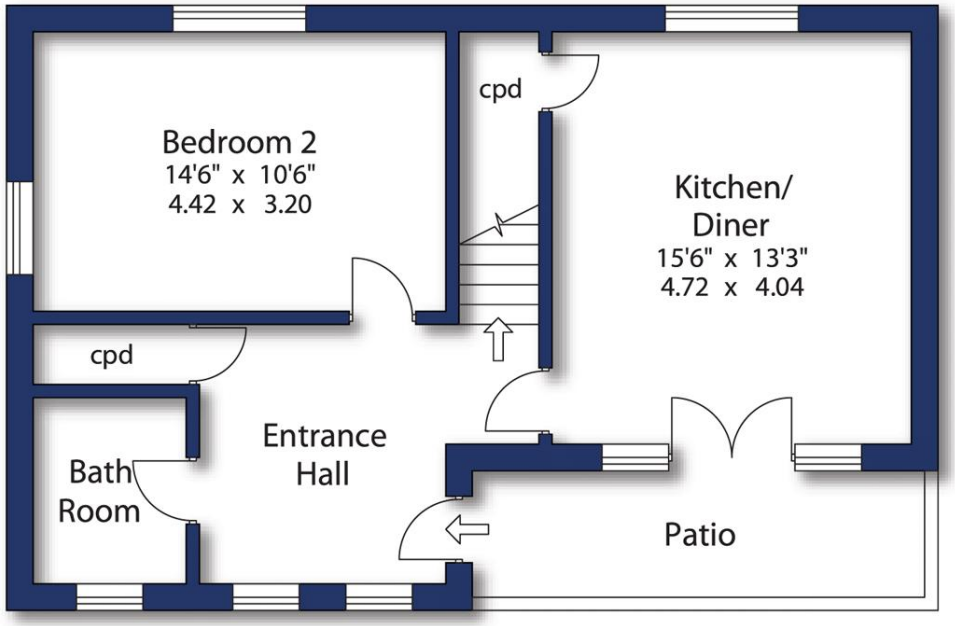




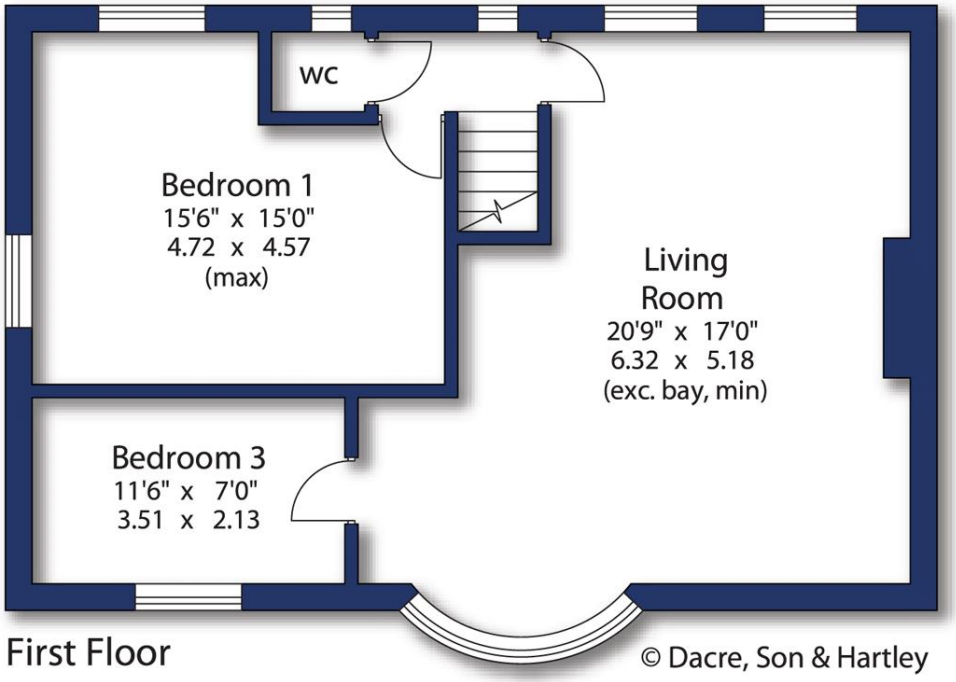




Floorplans



Ground Floor

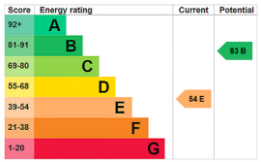


First Floor

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baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed down Browgate turning left into Station Road, travel along Station Road passing the shops on your right and then taking the next right into Kirklands Road, continue over the bridge and Fyfe Grove will be found on your right hand side and 3, The Coach House will be identified by our for sale board

What3Words duty.spine.leave

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 boiler
- Driveway 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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