



The Paddock, Baildon, West Yorkshire, BD17 7LL

A deceptive detached family home is tucked away on a small, private development off Hollin Head in Baildon, enjoying an open aspect to the rear. Well suited to family living, it features four bedrooms, living and dining rooms, a stylish kitchen, and a rear living room extension with access to both the rear garden and integral garage.

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The Paddock, Baildon, West Yorkshire, BD17 7LL

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

Offers Over: £475,000

General Remarks

This deceptively spacious detached home occupies a pleasant position within The Paddock, a small and well-regarded development just off Hollin Head in a quiet, leafy part of Baildon. Set well back from the road, the property enjoys a high level of privacy and boasts an attractive open aspect to the rear, offering a delightful natural backdrop with a southerly outlook.

Approached via a long block-paved driveway, this beautifully presented home has been thoughtfully designed with family living in mind. The ground floor includes two generous reception rooms, with the front room featuring a cosy wood-burning stove, perfect for colder months. A stylish, well-appointed kitchen leads through to a rear living room extension, offering further versatile space with direct access to the enclosed garden and integral garage. Completing the ground floor is a guest W.C. and a useful understairs storage cupboard.

Upstairs, the first floor offers four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and an en suite shower room. A house bathroom serves the



remaining bedrooms, all of which are tastefully presented and ideal for family use or flexible working space. In addition, a boarded loft offers excellent storage options.

Outside, the rear garden is a true highlight - beautifully landscaped and thoughtfully arranged to include a generous paved patio area for outdoor dining and relaxation, alongside gravelled sections and a variety of well-stocked raised beds, planted borders, and mature shrubs. A greenhouse sits neatly at the top of the garden, ideal for gardening enthusiasts, while the attractive backdrop of established trees and open greenery adds a real sense of tranquillity and privacy.

Baildon is a popular location which offers a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football







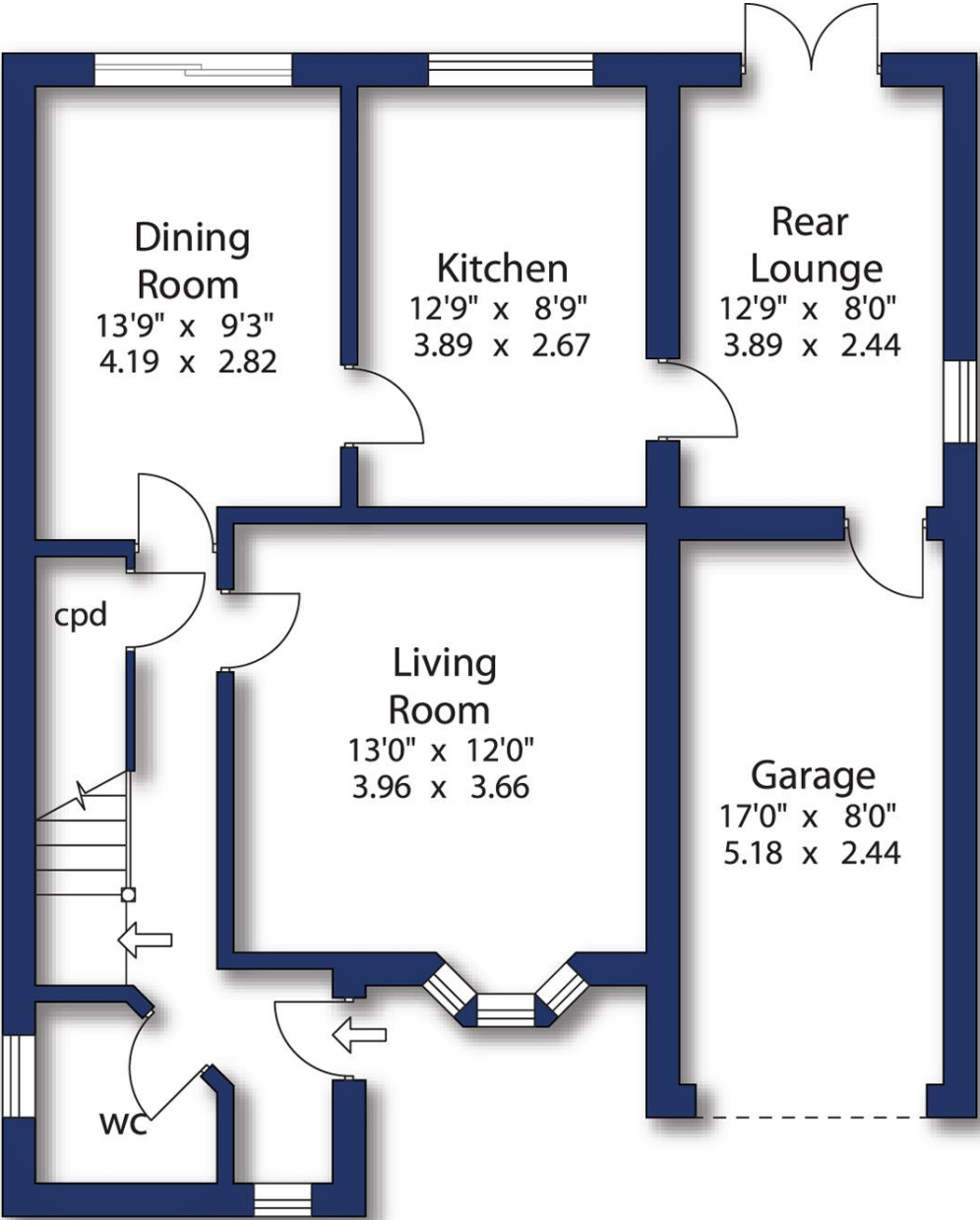




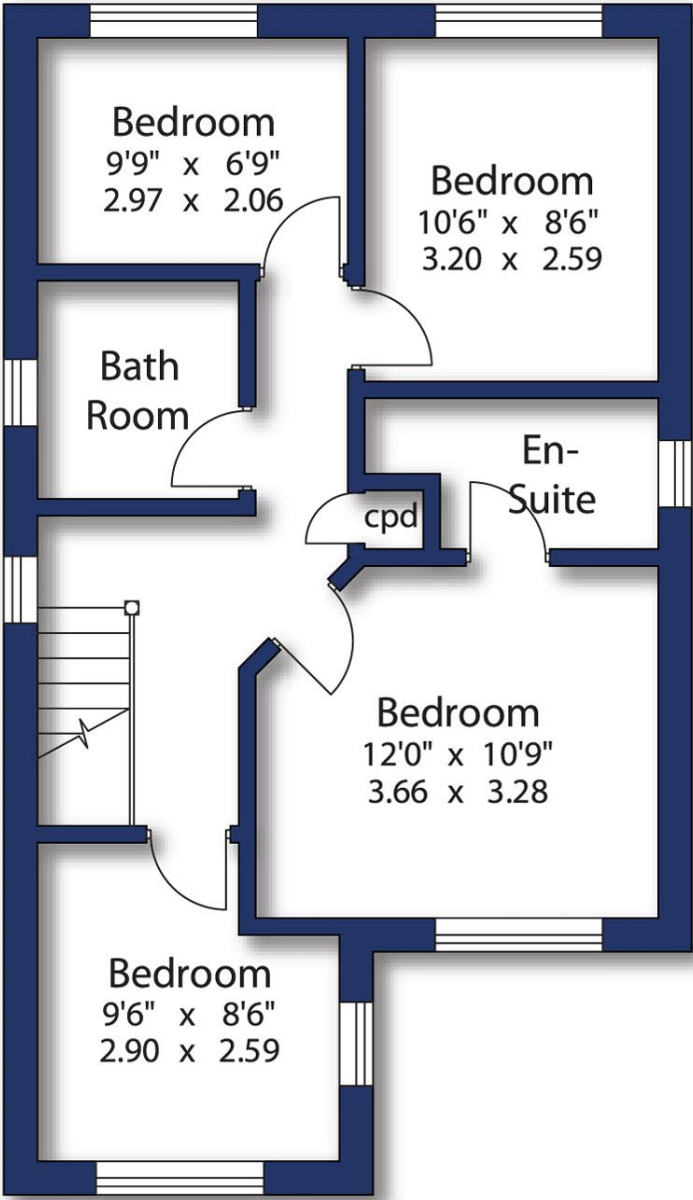




Floorplans



Ground Floor

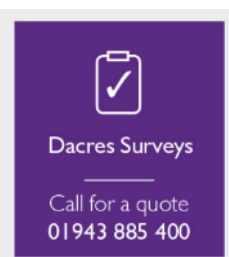


First Floor

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Directions

From the roundabout in the centre of Baildon proceed down Browgate, turn left at Threshfield and continue over the railway bridge, turn left into Langley Lane. First right into Hollin Head and The Paddock is located on the left hand side, and the property is located on the left-hand side and can be identified by our For Sale board.

What3Words frog.slip.likes

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street driveway parking and 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](#)

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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