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Brook Hill, Baildon, West Yorkshire, BD17 6NS

NO ONWARD CHAIN - This charming stone-built cottage has been recently modernised, including the addition of solar panels and an EV charger, while retaining considerable character and appeal. Situated in the popular Brook Hill area, just off Station Road and within easy reach of Baildon Railway Station, the property offers a delightful blend of period charm and contemporary living. A useful cellar and paved front patio with lovely open views further enhance its appeal.

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Brook Hill, Baildon, West Yorkshire, BD17 6NS

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

Guide Price: £275,000



General Remarks

This attractive stone-built end cottage offers two bedrooms and occupies a desirable position within this sought-after conservation area, enjoying a quiet cul-de-sac setting with excellent access to Baildon centre. The property has recently undergone a comprehensive programme of renovation works, including a full rewire, new roof and windows, solar panels with battery and EV charger, new kitchen and bathroom, whilst retaining its considerable character and charm.

The well-presented accommodation is arranged over two floors and briefly comprises an entrance porch, newly fitted kitchen, lounge with attractive stone fireplace and access to useful cellars providing excellent storage. To the first floor are two good-sized bedrooms and a newly fitted four-piece family bathroom. There is also access to a useful stone-built storage outhouse.

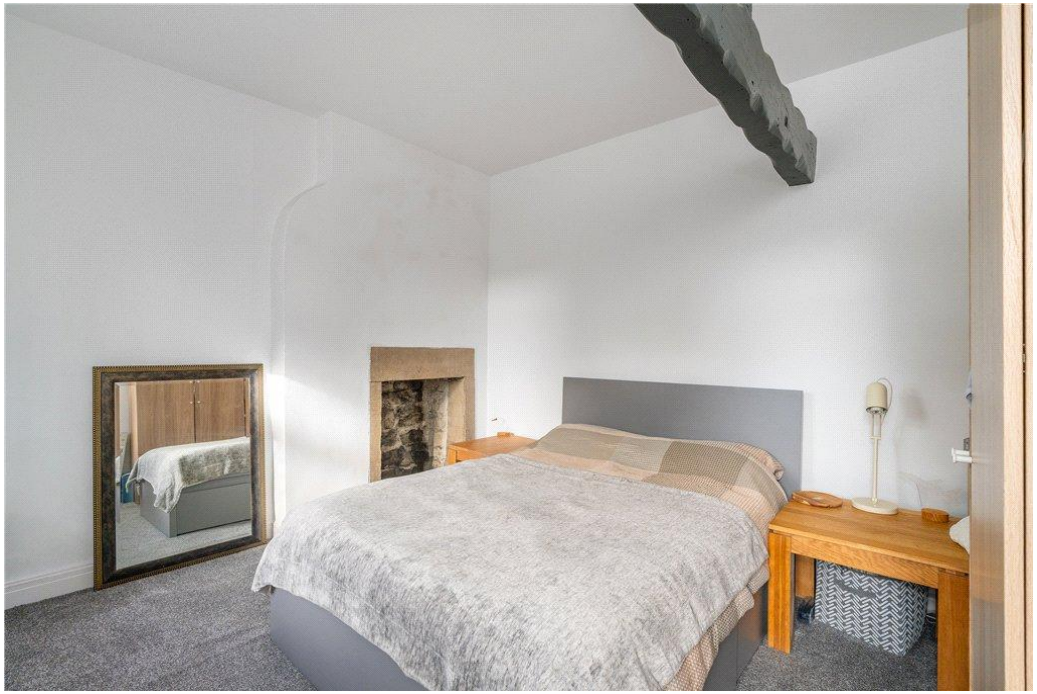
The property is through-by-light and therefore does not have an official garden, although the front opens directly onto Brook Hill, providing a lovely green space to enjoy.

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.

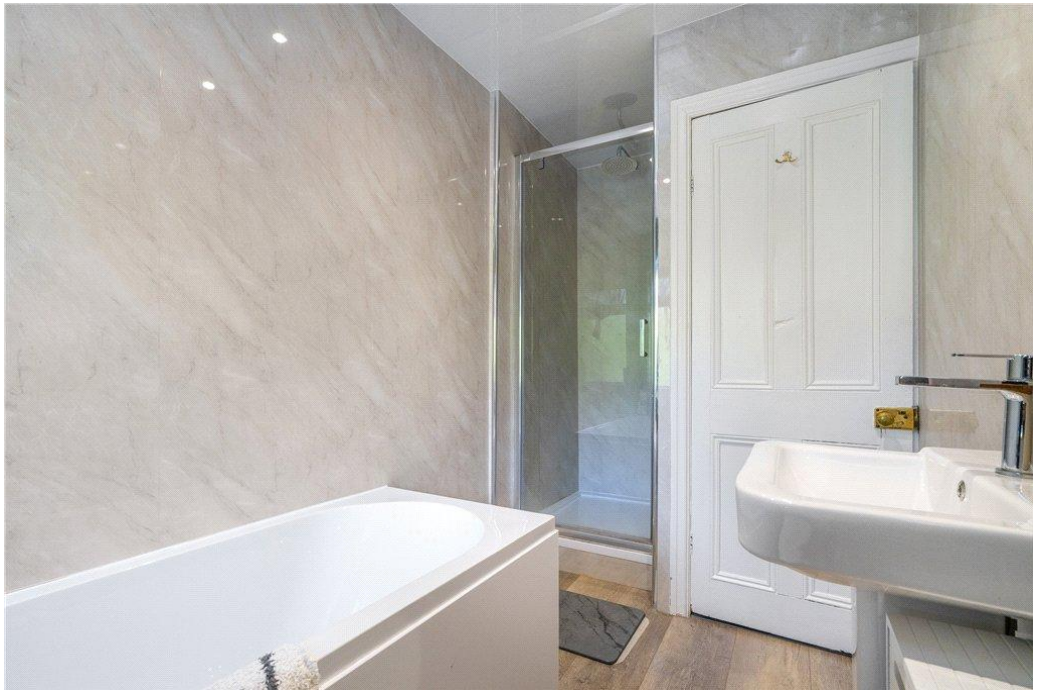




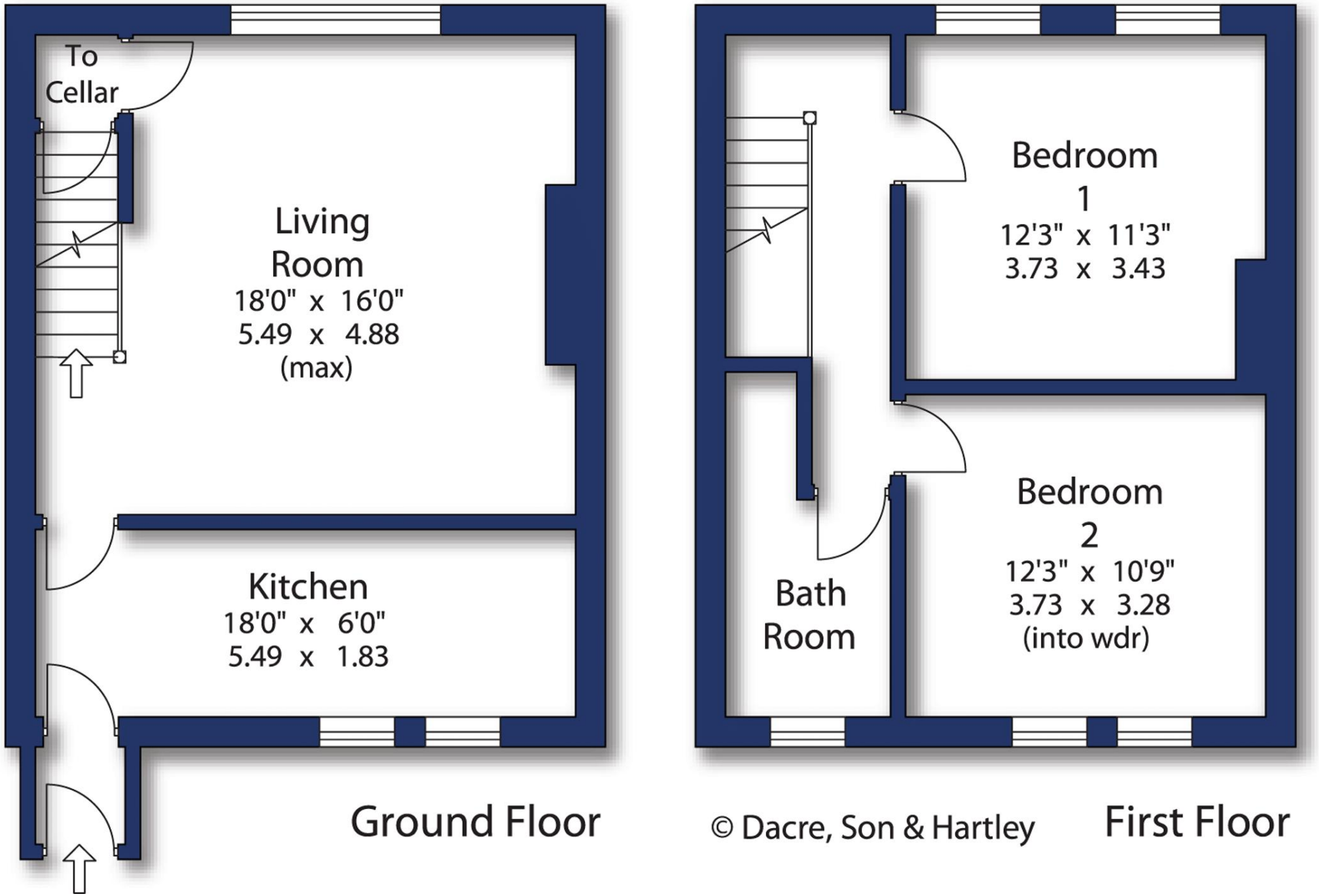






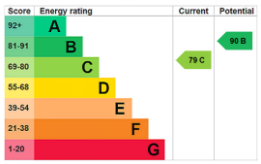


Floorplans


To
Cellar
Living
Room
18'0" x 16'0"
5.49 x 4.88
(max)
Kitchen
18'0" x 6'0"
5.49 x 1.83
Ground Floor
Bedroom
1
12'3" x 11'3"
3.73 x 3.43
Bath
Room
Bedroom
2
12'3" x 10'9"
3.73 x 3.28
(into wdr)
© Dacre, Son & Hartley
First Floor



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Dacres Surveys
Call for a quote
01943 885 400

Contact us
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Directions

From the roundabout in the centre of Baildon, proceed down Browgate. At Threshfield crossroads, turn left into Station Road. After approximately one mile turn right into Kirklands Lane. Brook Hill is located on the right hand side and the property can be found on the left identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words guard.limbs.bids

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 combination boiler
- On-street parking and first come first served parking on Brook Hill itself

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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