



Rylstone Road, Baildon, West Yorkshire, BD17 5BQ

NO ONWARD CHAIN - A highly appealing extended stone-built detached period residence occupying a sought-after cul-de-sac position off Lucy Hall Drive. Offering versatile accommodation, the property features both ground and first-floor bedrooms, including an attic conversion, two bathrooms, multiple reception rooms including a delightful garden room, and a modern fitted kitchen. Externally, there are gardens to the front and rear, the latter being particularly generous in size, together with a driveway and garage.

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

Guide Price: £550,000

General Remarks

Dating back to the Edwardian period, this handsome double-fronted detached residence occupies a stunning mature garden plot in one of Baildon's most desirable locations, ideally positioned close to the beautiful open countryside of Shipley Glen and within easy reach of the historic UNESCO World Heritage village of Saltaire.

Steeped in character and charm, the property offers a rare combination of period features, versatile accommodation and exciting future potential. Originally constructed as a single-storey bungalow, the home has been thoughtfully adapted over the years and now provides well-balanced living space arranged across two floors.

The ground floor offers flexible accommodation including generous reception space and bedrooms, whilst a substantial loft conversion has created two further bedrooms, a bathroom and extensive eaves storage, making the property well suited to a variety of lifestyles and family requirements.

To the rear, a sympathetic extension has added a delightful garden room which enjoys attractive views over the gardens and provides a wonderful space in which to relax throughout the year. The layout also presents an exciting opportunity for prospective purchasers to reconfigure and enlarge the kitchen accommodation, creating a contemporary open-plan living kitchen with direct access to the gardens, subject to any necessary consents.



One of the property's most outstanding features is its exceptional garden plot. The mature rear gardens offer generous proportions, a high degree of privacy and an abundance of established planting, creating a wonderful outdoor environment for gardening enthusiasts and families alike. Complementing the gardens are a number of useful outbuildings providing excellent storage and practical workspace for gardening equipment and hobbies.

Further advantages include a driveway providing ample off-street parking, a detached garage, solar panels helping to improve energy efficiency, and a wealth of original character features which enhance the home's unique appeal.

Offering a rare opportunity to acquire a distinctive Edwardian home in a highly regarded residential setting, this charming property combines character, versatility and future potential in equal measure.

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.







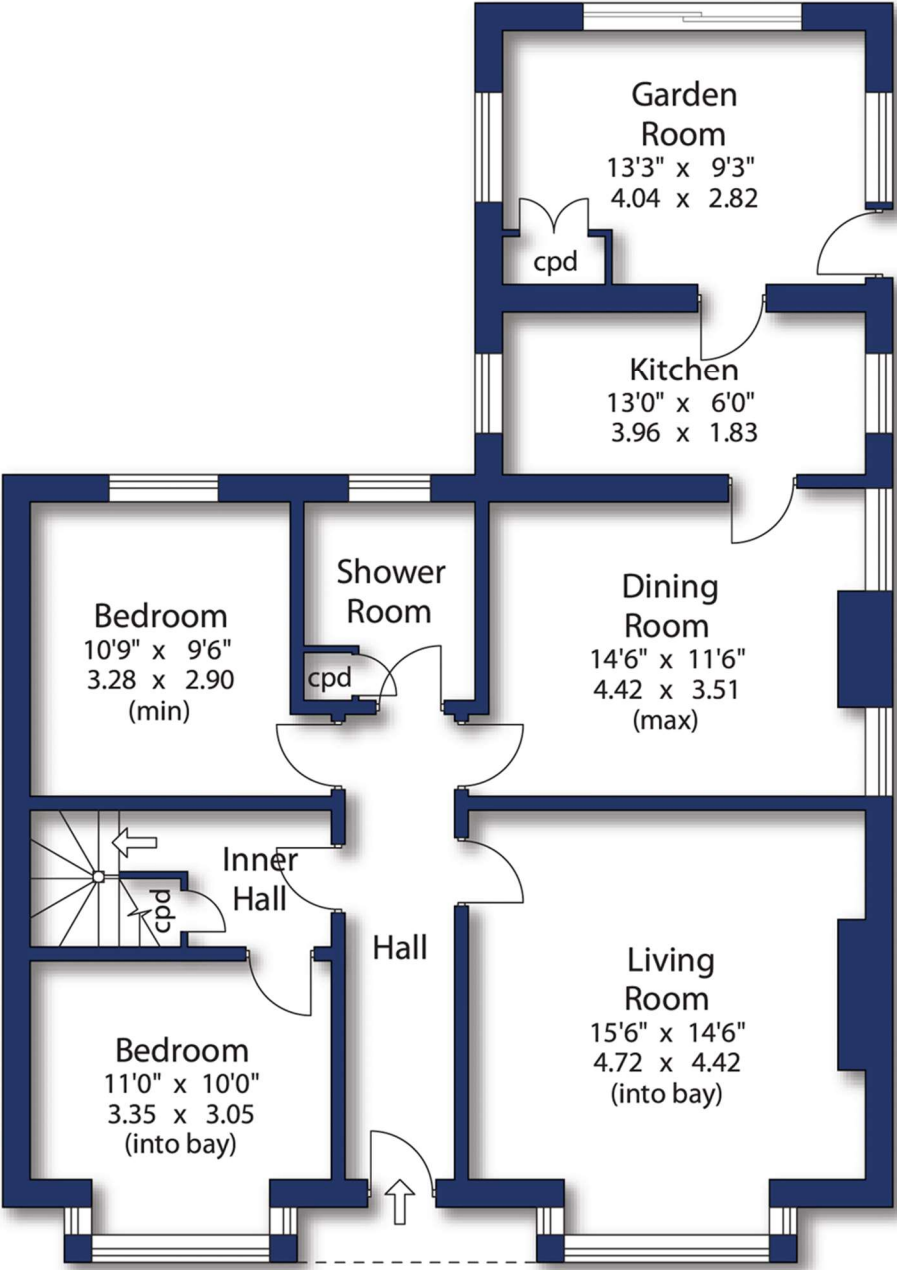




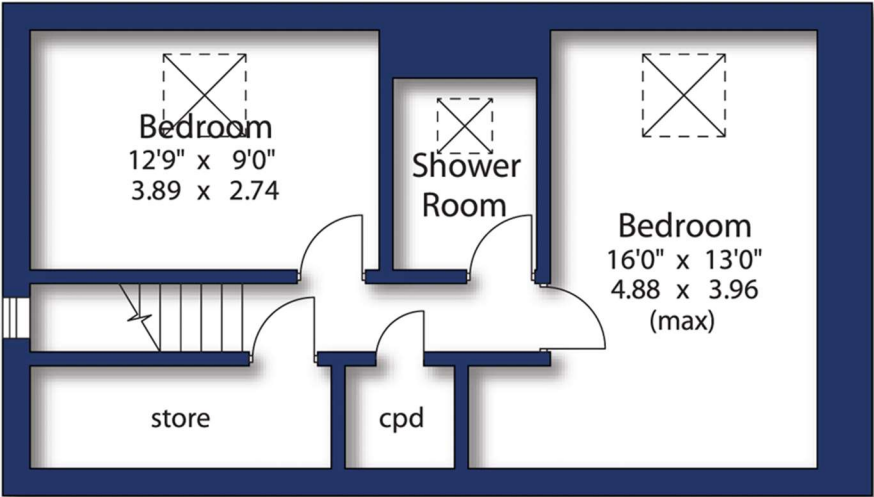




Floorplans



Ground Floor



First Floor

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Directions

From Baildon centre proceed up Westgate, at the crossroads turn left into West Lane, continue for approximately a mile and Rylstone Road is located on the left hand side and the property is also found at the bottom of the cul-de-sac on the left.

What3Words warblers.slant.highly

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 boiler
- 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 £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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