



The Bungalow, West Lane, Baildon, West Yorkshire, BD17 5DW

A substantial extended detached home set within well-maintained and established wrap-around gardens. Offering a high degree of flexibility, the property features four/five bedrooms thoughtfully arranged across both the ground and first floor levels. Also boasting multiple reception rooms, a house bathroom alongside a separate shower room, a spacious kitchen diner, and a useful utility room.

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The Bungalow, West Lane, Baildon, West Yorkshire, BD17 5DW

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

Guide Price: £650,000

General Remarks

Set within beautifully maintained and mature wrap-around gardens, this substantial extended detached residence offers an exceptional level of space and versatility, making it ideally suited to a wide range of buyers, including growing families. The property provides flexible living accommodation throughout, with four/five well-proportioned bedrooms arranged across both the ground and first floor levels, allowing for adaptable use such as guest accommodation, home working, or additional reception space if required.

A particular highlight is the rear extension, which creates a stunning and versatile room currently utilised as an art studio. This space enjoys a striking ceiling rising to the eaves, complemented by characterful roof windows that flood the room with natural light. With direct access to the garden, this room lends itself equally well to use as an additional bedroom, sun room, or creative workspace.

Internally, the home is further enhanced by a selection of generous reception rooms, ideal for both everyday living and entertaining. At the heart of the property lies a spacious kitchen diner, perfectly suited to modern family life, while a separate utility room provides added practicality. The accommodation is completed by a well-appointed house bathroom alongside a separate shower room, ensuring convenience for busy households. To the first floor, two of the bedrooms are served by a shower room, while the principal bedroom benefits from the added luxury of a walk-in wardrobe, enhancing both comfort and practicality.



The gardens are a particular feature of this home, with lush lawns, well-stocked borders, and patios designed to enjoy the sun from the south-facing position. Externally, there is a large driveway providing parking for several vehicles, along with a good-sized garage offering further parking or storage options.

The location is equally appealing, set back off West Lane and within a short distance of highly regarded schools, Baildon centre itself, and the scenic Shipley Glen, combining convenience with access to delightful local amenities and natural surroundings.

Altogether, this impressive home combines space, flexibility, and character, all set within attractive and established surroundings, making it a truly desirable family residence.

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.







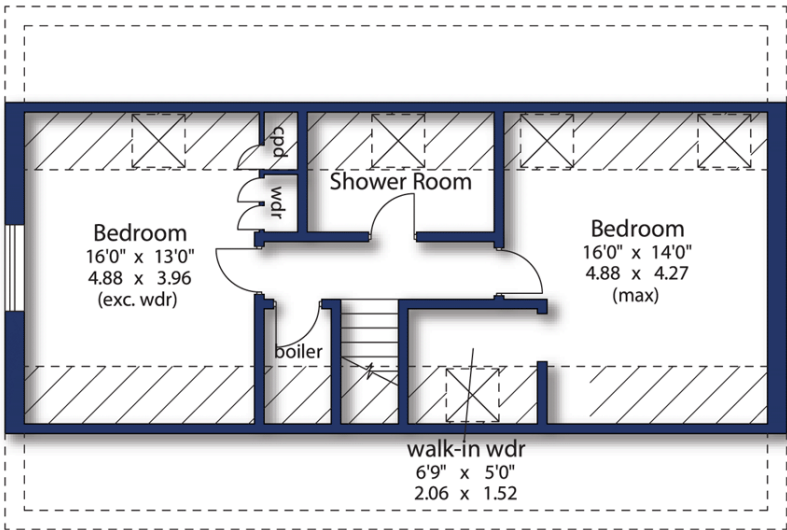








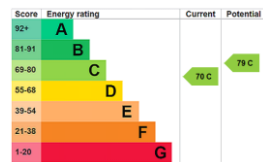
Floorplans



First Floor
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Contact us

01274 532323

baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed up Westgate, at the junction turn left into West Lane. Shortly after Sandals School turn left into Five Oaks then first right into Hardaker Lane where the property is the first on the left hand side.

What3Words note.swept.trip

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band F

Tenure, Services & Parking

- Leasehold - Annual service charge is currently £126.00 and ground rent is £1
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Ample 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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