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Providence Row, Baildon, West Yorkshire, BD17 6LA

NO ONWARD CHAIN - A delightful 19th century stone end cottage nestled in a quiet yet central Baildon location within the conservation area. Superbly presented with a contemporary feel throughout, this well-cared for home offers a lounge with feature stone fireplace, fitted kitchen, a large double bedroom, house bathroom, and a resin driveway and rear garden.

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Providence Row, Baildon, West Yorkshire, BD17 6LA

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

Guide Price: £220,000



General Remarks

This charming 19th-century sandstone-built end cottage enjoys a peaceful yet central position in the heart of Baildon's sought-after conservation area, with local amenities just a short stroll away. Blending traditional character with contemporary style, the property is beautifully presented throughout, offering a welcoming home full of charm and appeal.

Step inside to discover a cosy lounge featuring an attractive exposed stone fireplace taking centre stage, alongside a well-appointed fitted kitchen and useful understairs storage. To the first floor is a generous double bedroom and a stylishly finished house bathroom, while a useful loft space provides additional storage.

To the rear, the property enjoys a quaint garden, providing a pleasant setting for outdoor entertaining or quiet relaxation. To the front, a dedicated resin-finished driveway provides valuable off-street parking, while a side access path leads through to the rear garden. Please note that neighbouring properties have a right of access across the garden, typically used for bin collection and occasional general access.

Well cared for and thoughtfully updated, this delightful cottage offers an appealing blend of period charm and contemporary comfort, making it an ideal choice for those seeking a characterful home in a tucked-away yet highly convenient Baildon location.

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.








2 YEAR


First aid
Russell Hobbs
BEKO
6kg A+AA Class 1500 rpm



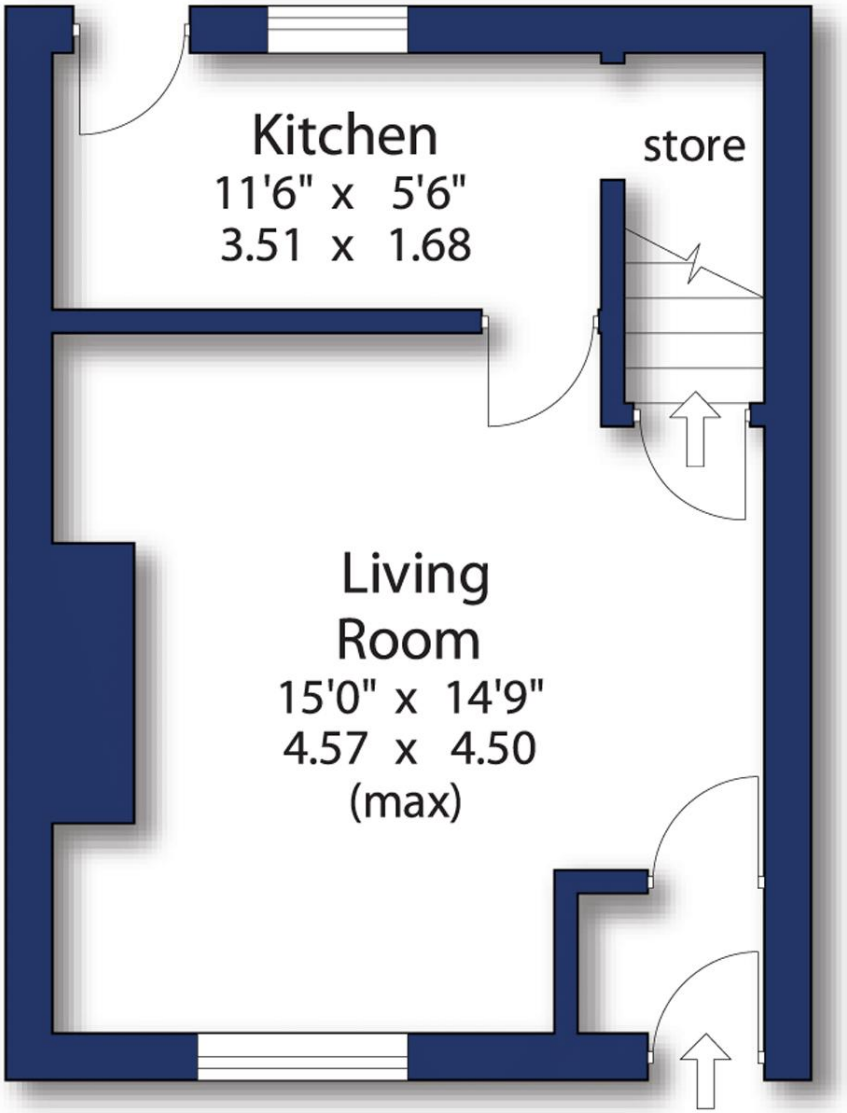




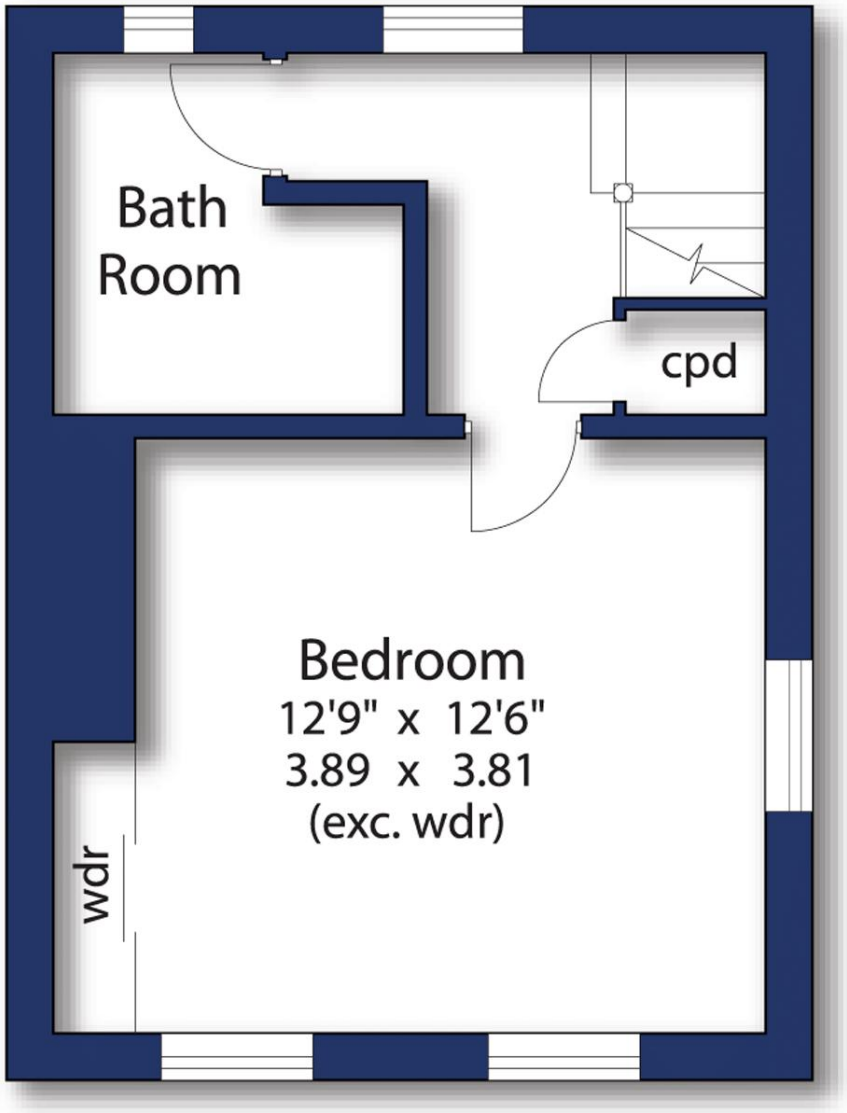




Floorplans



Ground Floor

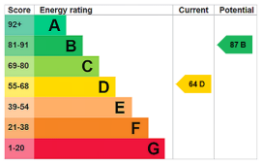


First Floor

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Dacres Surveys
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01943 885 400

Contact us
01274 532323
baildon@dacres.co.uk

Directions

From Baildon centre proceed up Northgate, just before Baildon Moor Garage, turn left into Providence Row. The property is located on the right-hand side.

What3Words secure.mostly.email

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold. Please note that the property is registered under both freehold and leasehold titles, both of which will be transferred to the buyer on completion.
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination 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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