



Park Mount Avenue

Baildon



£880,000
Offers Over

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Baildon

CHAIN FREE! FABULOUS, SUBSTANTIAL FAMILY HOME, BUILT 1913, WITH STUNNING GARDENS TO FOUR SIDES, AMPLE OFF STREET PARKING, FIVE RECEPTION ROOMS, FIVE DOUBLE BEDROOMS, FIVE BATHROOMS, BOASTING BREATH TAKING VIEWS AND IN A PRESTIGIOUS LOCATION OF BAILDON. CALL NOW, DO NOT MISS OUT



INTRODUCTION

SET IN ONE OF BAIRDON'S MOST PRESTIGIOUS AREAS, WITH ACCESS TO SOME GREAT SCHOOLS AND TRANSPORT LINKS, INCLUDING BAIRDON TRAIN STATION, WE ARE DELIGHTED TO OFFER FOR SALE THIS SUBSTANTIAL AND MUCH LOVED DETACHED FAMILY HOME. CONSTRUCTED IN 1913, WITH AN ABUNDANCE OF CHARACTER FEATURES, THIS FABULOUS PROPERTY MUST BE VIEWED TO FULLY APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER. This magnificent home is IDEAL FOR A GROWING FAMILY with SEPARATE ENTRANCE into a self-contained ANNEX which would make an excellent teenager pad or perfect for those with an older live-in relative or even those needing a large home office. BOASTING BREATH TAKING VIEWS AND LARGE GARDENS TO FOUR SIDES, IT WILL DEFINITELY NOT DISAPPOINT ANY BUYER. Comprising grand entrance hallway, downstairs w.c, four large reception rooms, fitted kitchen, master bedroom with en suite shower room. To the lower ground area, there is a further reception room, bedroom, shower room and potential for a kitchen. To the first floor there is a split level landing leading to four large double bedrooms, two with en suite's and a large house bathroom. To the outside there are beautifully maintained large gardens to four sides. There is ample off street parking to the front. Stunning landscaped gardens which are mainly laid to lawn with an abundance of flowers, trees and shrubbery to the front and side elevations. However, to the rear, there is a large beautifully maintained very private enclosed south facing garden. A stunning decked balcony seating area with glass balustrade, with breath taking view, leading to raised flower beds and a very large lawned area with an abundance of flowers, trees and shrubbery. There is a double garage plus a further larger than average detached garage. A BEAUTIFUL HOUSE WITH A STUNNING GARDEN, GREAT FOR ENTERTAINING FAMILY AND FRIENDS WITH SUMMER BARBECUES AND GATHERINGS. NOT TO BE MISSED. BE THE FIRST. CALL NOW.

LOCATION

Bairdon is a large, thriving community which still holds and retains a village feel at its heart. The centre provides bars, restaurants and a variety of shops, a monthly farmers market and even a treasured library. Bairdon welcomes visitors and walkers alike and has many a place to explore, including Bairdon Moor with all its splendour, which leads to Shipley Glen and the bordering world heritage site of Saltaire and Roberts Park. Bairdon has its own golf course along with well attended community rugby and cricket clubs. Bairdon boasts a well kept and valuable train station which serves both commuting to Leeds/Bradford in under 30 minutes and school links to Salts/Guiseley/Menston/Illkley as well as Woodhouse Grove and Bradford Grammar.

HOW TO FIND THE PROPERTY

SAT NAV BD7 6DS

ACCOMMODATION

GROUND FLOOR

GRAND ENTRANCE HALL

27'2 x 9'8

Offering great kerb appeal as you approach this lovely home, you will not be disappointed. Offering character and high ceilings throughout. Comprising attractive composite entrance door to the front elevation. Upvc double glazed window to the front elevation. Ornate fireplace. Fitted cupboard. Coving to ceiling. Dado picture rail. Roll over radiator. Stairs to annex. Exterior uPVC French windows leading to elevated deck. Internal doors to...

DOWNSTAIRS W.C.

Comprising Upvc double glazed window to the rear elevation. Low level w.c. Wash hand basin.

VERSATILE RECEPTION ROOM

15'5 x 11'8

This is a great room and can be used for whatever is needed. Comprising Upvc double glazed window to the front elevation. Feature circular window to the front elevation. Gas feature fire place with cast-iron surround complete with marble back and base. Dado picture rail.

LARGE FAMILY LOUNGE

23'5 x 18'1 into bay

Offering an abundance of natural light throughout, uPVC double-glazed windows and exterior French windows to front elevation. Interior uPVC French windows leading to the conservatory. Roll over radiators. Coving to ceiling. Dado rail. Built in glass cabinet with lighting. Gas feature fire place with marble back and base. TV point.

CONSERVATORY

18'1 x 12'8

Comprising Upvc double glazed windows and doors to the rear elevation overlooking the garden and boasting fantastic views. Stone flooring. Roll over radiator.



DOWNSTAIRS MAIN BEDROOM

13'6 fitted wardrobes x 16'3 into bay

Should the need arise, this bedroom is already for anyone who cannot manage the stairs. Comprising fitted wardrobes. Upvc double glazed windows to the rear elevation with stunning views over the garden, complimented by a window seat. Central heating radiator.

EN SUITE SHOWER ROOM

12'7 x 8'7

This is a good sized ensuite bathroom comprising Upvc double glazed window to the rear elevation. Part tiled walls. Tiled flooring. Panelled bath., Savoy Wash hand basin. Low level w.c. Modern upright radiator. Extractor fan.

FAMILY DINING ROOM

15'4 x 11'9

Great for entertaining family and friends, comprising Upvc double glazed windows to the side elevation with views over the garden. Wooden Beams. Dado shelving. Roll over radiator. Wood burning stove.

FITTED KITCHEN

12'1 x 8'7

Briefly comprising Upvc double glazed windows to the rear and side elevations. Upvc double glazed door to rear elevation. Wall and base units with laminate worktops over. Points for washing machine, dryer and dishwasher. Stainless steel sink, one and a half bowl single drainer. Integral electric cooker with hob and extractor fan over. Inset spotlights. Upright radiator.

LOWER GROUND FLOOR

SEPARATE ENTRANCE HALLWAY

Comprising access from rear garden. Upvc double glazed door and window to the rear elevation. Fitted cupboards. Doors to:

POTENTIAL KITCHEN

7'3 x 5'6

Comprising at the moment Upvc double glazed window to the rear elevation. Ceramic sink. Single radiator.

BEDROOM

9'6 fitted cupboard x 7'3

Comprising Upvc double glazed window and door to the rear elevation. Double radiator. Fitted cupboard. TV point.



SHOWER ROOM

7'8 x 4'4

Comprising Shower Cubicle, Vanity unit with wash hand basin. Low level w.c. Radiator. Upvc double glazed window to rear.

LOUNGE/SITTING ROOM

15'3 x 11'6

Comprising Upvc double glazed window to the front elevation. Roll over radiator. TV point.

FIRST FLOOR

SPLIT LEVEL LANDING AREA

Comprising feature window with stunning views. Roll over radiator. Wooden beams. Doors to:

BEDROOM TWO

24'4 x 12'2

What a stunning, light and airy double room. Comprising Upvc double glazed windows to the front and side elevations, boasting fantastic views. Roll over radiator plus panel radiator. Coving to ceiling. Walk in wardrobe. Door to:

ENSUITE SHOWER ROOM

8'9 x 3'8

Comprising shower cubicle, low level w.c. vanity unit with storage and wash hand basin. Part tiled walls. Radiator. Extractor fan.

HOUSE BATHROOM

9'1 x 7'7

This is a spacious house bathroom comprising Upvc double glazed windows to the rear elevation, boasting fantastic views. Low level w.c. Panelled bath. Traditional English wash hand basin. Fully tiled walls. Roll over radiator. Airing cupboard.

BEDROOM THREE

26'7 max x 12'2 max

Another fantastic double bedroom comprising Upvc double glazed windows to the front and side elevations boasting long distant views. Two roll over radiators. Walk in wardrobe. Door to:

EN SUITE BATHROOM

7'7 x 4'1

Comprising Upvc double glazed window to the front elevation. Low level w.c. Wash hand basin. Shower cubicle. Part tiled walls. Single radiator.

BEDROOM FOUR

14'7 x 10'8 main wall

Another double bedroom comprising Upvc double glazed windows to the front elevation, boasting long distant views. Roll over radiator.

BEDROOM FIVE

11'5 x 9'4 into recess

Another double bedroom comprising Upvc double glazed windows to the front elevation, boasting long distant views. Roll over radiator.

OUTSIDE

As you approach this lovely home, you have the added bonus of ample off street parking to the front. To the rear of the property leading down the side there is a double garage plus a further larger than average detached garage. The gardens then continue down both sides of the property, leading to the rear. The front of the property is paved leading up to the front entrance of the property. Stunning lawned gardens to two sides of the walkway with an abundance of flowers, trees, shrubbery and pond and large Edwardian-style greenhouse. The gardens then continue down both sides of the property, leading to the rear. Once you get to the rear of the property, the views and gardens are breathtaking. There is a decked balcony seating area with glass balustrade leading down into the garden. Raised flower beds and steps then continue to a very large child friendly mainly laid to lawn garden, with an abundance of flowers, trees and shrubbery. GREAT FOR SITTING OUT, ENTERTAINING FAMILY AND FRIENDS, WITH THOSE SUMMER BARBECUES AND PARTIES.

ADDITIONAL SERVICES

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES.

Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

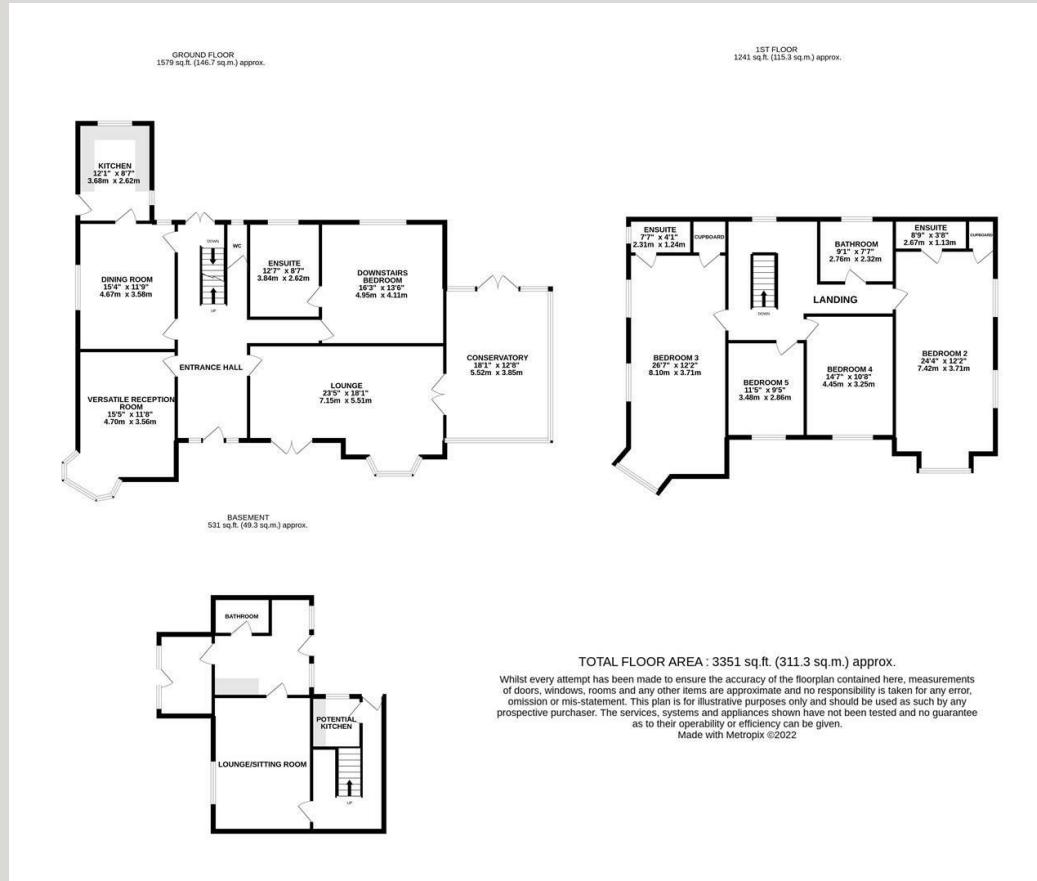
BROCHURE DETAILS.

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



Shipley

Baildon



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



HARDISTY PRESTIGE
prestige@hardistyandco.com

 The Property
Ombudsman

hardistyandco.com