

FOR SALE

£469,950 Freehold



5 Upper Green, Baildon, ShIPLEY, West Yorkshire. BD17 7NL

- 4 Bedroom Period Detached
- Gas Central Heating - Timber Sash Windows with Double Glazing
- Living Room - Dining Room Opening into Kitchen
- Utility/Downstairs W.C - Useful Cellar
- Beautiful Landscaped Cottage Gardens & Private off Road Parking



PROPERTY DESCRIPTION

Beautifully presented, extended period detached house situated in the Conservation area of Baildon Green. An unexpected jewel in the crown of this small hamlet, being the only detached property. Situated within an approx. 12 minute walking distance of Saltaire and Baildon village, under 1 mile on foot to both. Ideally placed for the bus and rail network. Saltaire train station is a short walk through Robert's Park where the commute into Leeds is an approx. 20 minute journey away. There are plenty of walking trails close by and a short country walk to Shipley Glen. The popular Baildon Glen Primary School and Nursery along with Titus Salt Secondary School are also near by.

Built in circa 1860 originally as a Weavers cottage for the Baildon Green Mill. The property has been extended and sympathetically refurbished by the current Seller's. Boasting a wealth of character and charm. The extensive work includes, but not limited to; re-plumbing, re-wiring, new Accoya timber sash windows with double glazing, new external doors, gas central heating where the boiler benefits from a 12 year warranty and has been serviced annually, installation of new kitchen, new utility and new bathrooms.

Briefly comprises; hall way, downstairs w.c/utility, living room, dining room opening into the large kitchen with access to the useful cellar. Four good sized double bedrooms with superking bed to master bedroom, en-suite shower room and family bathroom to the first floor. Outside, there are landscaped cottage gardens with private gravelled parking area comfortably for two cars. There is also off road resident's parking, opposite the property.

Internal viewing is the only way to appreciate this one of a kind property. Check out the video tour to give you a taste of what to expect.



ROOM DESCRIPTIONS

Hallway

Double glazed entrance door and window to the front. Radiator, cloaks area and stairs to the first floor. Engineered oak wooden herringbone floor.

Downstairs W.C/Utility

Range of French Grey base and wall units having a complementary quartz work surface over. Butler sink. Plumbing for washing machine and space for tumble dryer. Engineered oak wooden herringbone floor. Double glazed window to the side and down lighters. Ideal gas boiler benefiting from a 12 year warranty and this has been serviced annually.

Living Room

Double glazed entrance door with beautiful stained glass window above. Timber sash window with double glazing, stone flagged floor, picture rail and coved ceiling. Television point. Cast iron fire set on a tiled hearth and having a wooden surround. Double doors into dining room.

Dining Room

Four timber sash windows with double glazing. French doors out onto patio. Cast iron feature radiators. Opening into ..

Kitchen

Range of French Grey base and wall units having a complementary quartz work surface over. Butler sink unit with mixer tap over. Cast iron feature radiator. Integral dishwasher, American style fridge freezer. Range style cooker having 5 burner gas hobs, two electric ovens and chimney hood over. Engineered oak wooden herringbone floor. Two timber sash windows with double glazing and double glazed window to the side. Cast iron feature radiator. Down lighters. Access to cellar.

Cellar

Power and light. Electric consumer unit. Original Yorkshire stone table and shelf.

First Floor

Landing

Access to fully boarded loft space via retractable ladder.

Master Bedroom

Two timber sash windows with double glazing to the front with views over Shipley and Saltaire. Radiator, coved ceiling and down lighters. Cast iron working fireplace set on a stone hearth.

En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Large walk in shower cubicle having a mains shower over. Down lighters, part tiled walls, tiled floor and fitted mirror with light. Chrome heated towel rail and extractor fan.

Bedroom 2

Timber sash window with double glazing to the side with views over Saltaire. Radiator, wall light point and Velux window.

Bedroom 3

Timber sash window to the rear with double glazing, radiator and walk in wardrobe.

Bedroom 4

Timber sash window with double glazing to the side with views over Saltaire. Radiator, Velux window and wall light point.

Outside

Gardens

Gated access to the front leading to three lawned areas, patio and gravelled areas. Flourishing cottage garden borders. Stone walled boundary with hedging and feature dry stone wall. Outside light and security light/camera.. Private gravelled parking area for two vehicles.

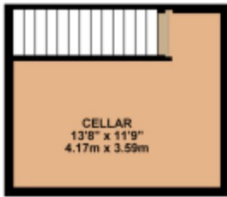
Agent's Notes:

Planning permission has been granted for a driveway and single storey extension. Reference 16/06155/NMA01 All the work undertaken by our Seller, plus the driveway and single storey extension were on the one planning permission application. The work already undertaken has been signed off by Bradford Council.



FLOORPLAN

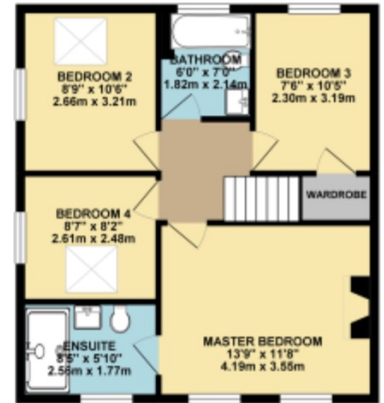
BASEMENT 158.83 sq. ft.
(14.76 sq. m.)



GROUND FLOOR 614.10 sq. ft.
(57.05 sq. m.)



1ST FLOOR 554.24 sq. ft.
(51.49 sq. m.)



TOTAL FLOOR AREA : 1327.18 sq. ft. (123.30 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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