

# Harrison Robinson

Estate Agents



**17 Broadacre Way, Baildon, BD17 7NZ**

**£899,950**

 5  3  3  C





# 17 Broadacre Way, Baildon, BD17 7NZ

## £899,950



### GROUND FLOOR

#### Reception Hall

A smart composite door with obscure glazed panels and side windows opens into a spacious and welcoming reception hall. Oak panelled doors open into a cloakroom/W.C., lovely lounge, large living dining kitchen enjoying wonderful views and a snug/home office. Solid wood flooring, downlighting, radiator, double glazed window. A return carpeted staircase with smart glass and timber balustrading leads to the first floor landing.

#### Lounge

22'9" x 12'0" (6.94 x 3.66)

A generous sitting room with double glazed windows to the front elevation and patio doors to the rear, giving access to the garden, enjoying stunning panoramic views. A log burning stove set on a stone hearth with stone surround provides a lovely focal point to this room. Continuation of the solid wood flooring, two radiators, ceiling lights.

#### Cloakroom / W.C.

With low level W.C. and large handbasin with chrome waterfall tap set in wood effect vanity drawers and with tiled splashback. Tiled flooring, chrome, ladder style heated towel rail, obscure, double glazed window.

#### Family Room / Study

10'6" x 8'8" (3.21 x 2.65)

A flexible room, currently utilised as a home office, with two double glazed windows to the front elevation, carpeted flooring and radiator.

#### Living Dining Kitchen

30'4" x 20'0" (9.27 x 6.10)

Wow, a great space to the rear of the property with large double glazed windows enjoying wonderful countryside views. Patio doors lead out to the rear garden bringing the outside in in warmer months. There is ample space for comfortable furniture and a family dining table making this a most sociable space. Continuation of the solid wood flooring, two radiators. The kitchen is fitted with a range of smart, cream, Shaker style cabinetry with stainless steel handles, solid wood worksurfaces, incorporating a small island with storage cupboards, and tiled splashbacks. Appliances include a Stoves range cooker with induction hob with extractor over and dishwasher. Space and plumbing for an American style fridge freezer. Tiled flooring, downlighting. A one and a half bowl stainless steel sink with chrome mixer tap sits beneath a double glazed window enjoying a delightful aspect over the rear garden and open countryside beyond.

#### Utility Room

10'2" x 5'4" (3.12 x 1.63)

With Shaker style cupboards providing great storage and space and plumbing for a washing machine and tumble dryer beneath a solid wood worksurface with tiled splashbacks. Wall shelving, tiling to half height, radiator, complementary floor tiles. Wall mounted, gas central heating boiler, half obscure glazed door leading out to the garden.

### FIRST FLOOR

#### Landing

A return carpeted staircase with timber and glass balustrading with double glazed window to the front elevation leads to the first floor landing. Smart, oak panelled doors open into four double bedrooms, the well presented, four-piece house bathroom and a room currently utilised as a dressing room giving access to the top floor of the property. Carpeted flooring, radiator, downlighting. Deep, recessed cupboard with shelving housing the hot water tank.

#### Bedroom Two

14'6" x 11'6" (4.42 x 3.53)

A good sized double bedroom to the rear of the house with double glazed window enjoying panoramic countryside views. Carpeted flooring, fitted wardrobes, radiator. Oak panelled door into:

#### En Suite

Immaculately presented with low-level W.C., handbasin with chrome mixer tap set in white vanity drawers and separate shower cubicle with thermostatic shower, attractive wall tiling and glazed door. Complementary, large wall tiles to half height, ladder style heated towel rail, wall mounted vanity cupboard with mirrored front. Obscure, double glazed window.

#### Bedroom Three

14'4" x 13'1" (4.39 x 4.01)

A spacious double bedroom, again to the rear of the property, enjoying the wonderful countryside views with carpeted flooring, radiator and fitted wardrobes. Oak panelled door into:

#### En Suite Shower Room

A spacious ensuite bathroom with low-level W.C., handbasin with chrome mixer tap set in vanity drawers and panel bath with chrome mixer tap. Separate shower cubicle with thermostatic shower, folding glazed door and mosaic style wall tiling. Complementary floor tiles, extractor, obscure, double glazed window.

#### Bedroom Four

14'4" x 9'3" (4.37 x 2.82)

A good sized double bedroom to the front of the property with double glazed window, carpeted flooring and radiator. Recessed wardrobe providing excellent storage.

#### Bedroom Five

14'0" x 9'10" (4.27 x 3.02)

A double bedroom to the front of the property with carpeted flooring, radiator and double glazed window. Tall recessed wardrobe.

#### House Bathroom

Very well presented with low-level W.C. with concealed cistern, handbasin with chrome waterfall tap set in wood effect vanity drawers with LED mirror over and bath with central, chrome mixer tap and attractive wall tiling. Separate, large shower cubicle with thermostatic drench shower plus additional attachment, attractive wall tiling and fixed glazed screens. Wall mounted vanity cupboard, contemporary style vertical radiator, extractor. Obscure double glazed window to rear.

#### Dressing Room

Currently arranged as a dressing room this area would work equally well as a home office, if needed, with carpeted flooring, radiator, under stairs storage cupboard and two double glazed windows to the front of the property. An open staircase leads to the second floor.

### SECOND FLOOR

#### TV / Games Room

25'7" x 16'0" (7.82 x 4.88)

Wow! A fantastic space with four large Veluxes allowing ample natural light. Carpeted flooring, two radiators, under eaves storage. Downlighting, two, further double glazed windows. This area is most flexible in use, it would work well as a master suite or could be a separate room for a teenager or semi dependent relative. Equally, one could arrange it as a snug/cinema room. Double, oak panelled doors open into:

#### Bedroom One

17'1" x 16'0" (5.22 x 4.88)

A large double bedroom with two Veluxes, one opening out as a balcony, enjoying fantastic far reaching views. Carpeted flooring, downlighting and radiator. There is ample room for bedroom furniture. Again, this room is very flexible and could be incorporated into a master suite as a dressing room.

### OUTSIDE

#### Garden

The property enjoys a delightful corner plot with gardens to the side and rear, predominantly laid to lawn, with mature shrubs to borders. To the rear there is low stone walling and fencing maintaining privacy. Backing onto open fields and countryside and enjoying fabulous far reaching views this really is a very special location. There is a further area of garden beyond the fence which could be developed further, if desired. Patio areas provide the perfect spot to sit and enjoy alfresco dining. Hot and cold outside taps, electric sockets. This is a great garden for children to play safely and adults to potter, relax and entertain. A timber shed provides storage for garden equipment, a gate to the side leads round to the driveway.

#### Gym / Home Office

15'1" x 11'10" (4.62 x 3.61)

A garden room/home gym with laminate flooring, downlighting, electric wall heater and with broadband facilities, perfect for those now working from home or anybody wanting a home gym.

#### Double Garage

19'3" x 18'11" (5.87 x 5.78)

A double garage providing excellent storage or further parking if needed with two doors, power and lighting. Door with security shutter to the side elevation to the garden.

#### Driveway Parking

A spacious driveway to the front of the property provides parking for up to eight vehicles. Fencing and hedging to one side maintain privacy, there is a paved area leading to the entrance door and a wrought iron gate opening to the rear garden. A timber gate opens to a storage area to the side of the house, perfect for keeping wheelie bins stored out of sight.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

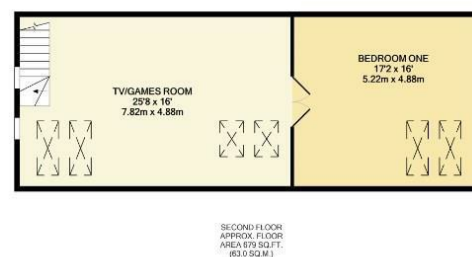
Tel: 01943 968 086



- Substantial Luxurious Five Double Bedroom Detached Family Home
- Stunning Far Reaching Countryside Views
- Spacious Living Dining Kitchen
- Two Further Reception Rooms
- Two Bedrooms Served By En Suite Facilities
- Fabulous Large Converted Second Floor Comprising Two Flexible Rooms
- Contemporary Styled Four Piece House Bathroom
- Beautiful Private Corner Plot Backing Onto Open Fields
- Close To Train Station And Transport Links
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





**Harrison Robinson**  
estate Agents

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & GYM 2824 SQ. FT. (262.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.