Harrison Robinson

Estate Agents



10 Lodge Hill, Baildon, BD17 5BP

Asking Price £700,000

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GROUND FLOOR

Entrance Porch
one enters the property through glazed double doors and matching side panels into a useful porch which in turn leads through a partly glazed timber door into a spacious reception hallway

Reception Hall
a truly bright and spacious area ideal for greeting friends and family giving direct access to the reception rooms, bedrooms ,bathroom and useful separate cloakroom

Lounge / Dining Room
30'4" x 29'11" (9.25 x 9.14)
glazed double doors open into the spacious open plan l-shaped dining and living room ideal for putting ones own stamp on it.

Garden Room
A further set of double doors open into the bright and airy South facing Garden room with full glazing to two sides with glazed doors opening out to a sunny flagged patio. Furthermore the Garden room is open plan to the family living space letting the light flood in enhancing the overall charm.

Breakfast Kitchen
15'5" x 13'9" (4.70 x 4.21)
The breakfast kitchen is a good space giving many options for someone to create their dream kitchen a separate door gives access to the rear of the property

Utility Room
7'0" x 6'11" (2.14 x 2.13)
Entered through an external door to the rear of the property it creates an ideal spot to keep all your laundry separate from the kitchen and is the ideal place to kick off muddy shoes and boots along with wet coats after a long walk in the surrounding countryside.

W.C.
To the rear of the hallway one finds a separate W.C. and hand basin

Bedroom One
17'10" x 13'7" (5.44 x 4.16)
A most charming double room to the front of the property having a large bay window which affords natural light and gives wonderfull countryside views in which to wake up to. A further picture window enhances the light. Carpeted flooring fitted wardrobes and radiator.

Bedroom Two
14'1" x 11'0" (4.31 x 3.36)
A further good-sized dual aspect double bedroom to the rear of the property having carpeted flooring and radiator

Bedroom Three
11'11" x 9'9" (3.65 x 2.99)
To the side elevation one finds a further double bedroom with picture window, carpeting and radiator

Bathroom
Presently fitted with a five-piece suite to include Bath, separate shower cubicle, W.C. , Bidet and washbasin . A terrific space to design exactly what you want.

OUTSIDE

Double Garage
20'6" x 20'6" (6.26 x 6.26)
A large double garage having two electric doors is ideal for storing maybe a couple of classic cars or transforming into either a gym, home office, cinema room or whatever you require subject to planning concent

Driveway & Parking
A long private tarmacadam driveway leads to parking infront of the garages for several cars enhancing the feeling of something special as you arrive

Gardens & Woodland
The front side and rear of the property are areas of lawn. There is a separately marketed building plot and biodiversity area which have been clearly marked by red lines on the imagery. The true jewel in the crown is 1.5 acres of private mature woodland to the rear bound by Yorkshire stone walls it is surrounded by open countryside. Ideal for children to play, walk dogs or take a moment of solitude walking through a carpet of bluebells in the spring. Magic.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage.
There is shown to be Ultrafast Fibre Broadband available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

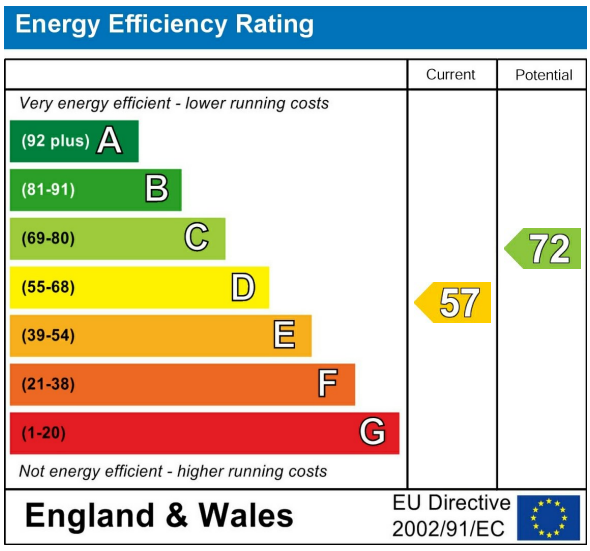








- ***No Onward Chain***
- Spacious Three Double Bedroom Detached Bungalow
- Ideal Opportunity To Modernise To Your Own Tastes
- Long Distance Countryside Views
- Private 1.5 Acre Woodland
- Highly Regarded Private Location
- Potential To Develop The Loft Space Subject To Consent
- Close To Open Countryside
- Direct Train Services To Bradford & Leeds From Baildon
- Council Tax Band G









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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1913 SQ.FT. (177.7 SQ.M.)

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk