

# HUNTERS®

## EXCLUSIVE

18 Belmont Avenue, Baildon, Shipley, BD17 5AJ

Offers In The Region Of £650,000

Property Images



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### Property Images



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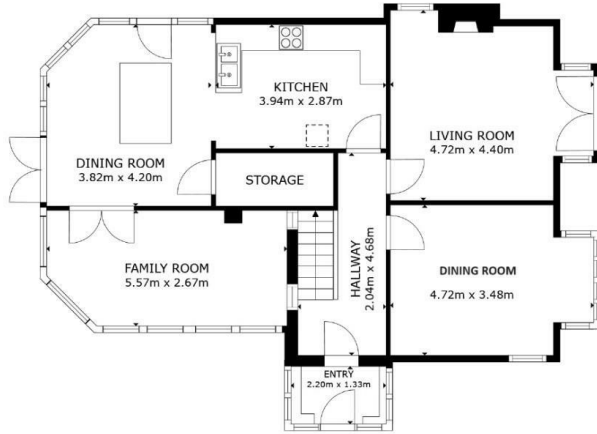
## EXCLUSIVE

### Property Images

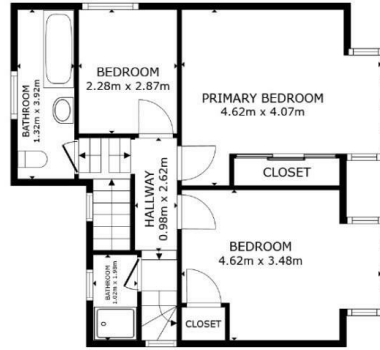


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FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 92.5 m<sup>2</sup> FLOOR 2 54.8 m<sup>2</sup> FLOOR 3 18.3 m<sup>2</sup>  
 TOTAL : 165.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3  
 Tenure: Freehold

This beautifully presented and rare-to-market stone detached home occupies an enviable manicured garden plot on the highly desirable Belmont Avenue in Baildon. Blending characterful period details with contemporary styles, this first-class family home is set amidst south-facing extensive gardens with an electric gated driveway providing ample off-street parking. With four bedrooms, multiple receptions, a house bathroom plus a separate shower room, and an impressive, large open-plan kitchen diner, this property is the epitome of luxury living.

Built in the 1930s, this attractive stone detached family home boasts secluded, well-stocked gardens surrounding all sides of the property. The ample driveway parking can accommodate three to four vehicles and is accessed via electric gates, adding a touch of modern convenience to this charming residence. The accommodation is remarkably well-presented, and viewings are highly recommended to appreciate the high standard on offer.

The home's layout is thoughtfully planned over three floors. On the ground floor, you are welcomed by a warm and inviting entrance hallway. The formal dining room features a bay window that offers stunning views of the gardens. The lounge, complete with a wood burner and French doors, opens onto a grey composite decked seating terrace, perfect for relaxing. The open-plan fitted kitchen, with a central island, offers modern conveniences and has external access. A snug room adds to the versatility of the living spaces on this floor.

The first floor hosts the large principal bedroom, which includes fitted wardrobes and a feature bay window providing impressive far-reaching views. The second double bedroom also boasts a bay window, while the third good-sized bedroom adds further accommodation. The fully tiled family bathroom and a separate shower room provide ample facilities for a growing family. On the second floor, the fourth double bedroom offers even better views across the Aire Valley and beyond, complemented by a useful storage cupboard.

The property benefits from uPVC double-glazed windows, plantation shutters on the rear elevation, and a gas-fired heating system, ensuring comfort throughout the year. Externally, the property makes a striking impression with its remote-control electric gates, leading to a beautifully secluded and peaceful garden that seamlessly surrounds the house. A large block and gravel driveway provide ample and secure parking for multiple vehicles and lead to a detached garage with an EV charging point. The mature and well-screened borders, along with the lawn and various seating areas, create a tranquil outdoor oasis. The south-facing rear garden is particularly charming, enjoying abundant sunlight throughout the day. It features an elevated composite decked terrace and a garden room/office with lighting and power, making it an inviting and flexible outdoor space.

Located in the popular village of Baildon, this property benefits from a wide variety of amenities, including shops, restaurants, and recreational facilities such as a golf course and sports grounds. The rural location offers moorland countryside nearby, while still allowing daily commuting by rail to Leeds and Bradford. The motorway and air networks are also within easy reach. Additionally, the area is close to the World Heritage site of Saltaire and the green corridor of the Leeds Liverpool Canal, providing scenic walks and a national cycle path. This property truly offers the perfect blend of rural charm and modern convenience.

## Features

• FOUR DOUBLE BEDROOMS • 1930'S PERIOD  
RESIDENCE • PRIVATE GARDENS / GROUNDS WITH REMOTE  
CONTROLLED GATED ACCESS • OVER THREE FLOORS WITH  
LOVELY VIEWS • CLOSE TO SCHOOLS, THE MOORS AND  
AMENITIES • SUPERB OPEN PLAN BREAKFAST KITCHEN WITH  
CENTRAL ISLAND • OUTSIDE HOME OFFICE • PARKING FOR  
SEVERAL CARS • NO ONWARD CHAIN • HUNTERS 360 TOUR