

# HUNTERS®

HERE TO GET *you* THERE

**15 Providence Row, Baildon, Shipley, BD17 6LA**

**Asking Price £210,000**

Property Images



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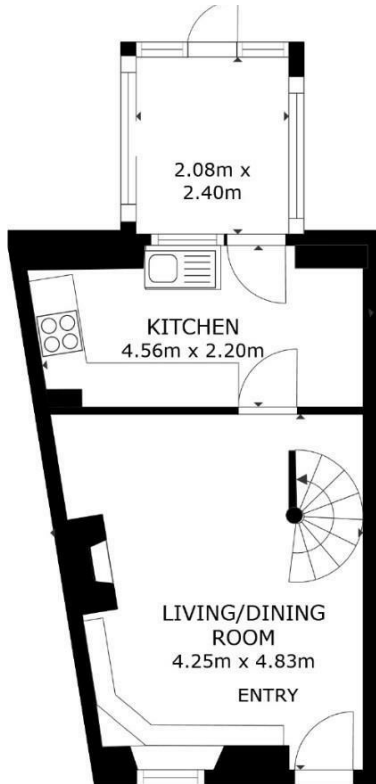
## Property Images



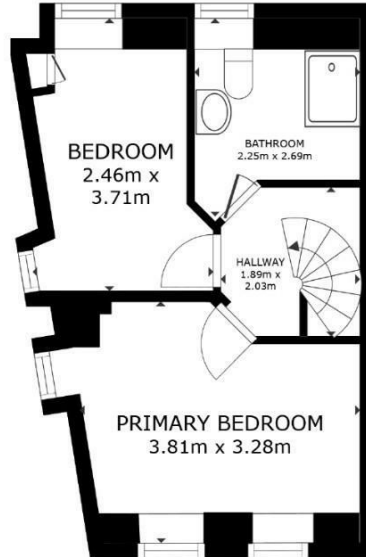
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 34.2 sq.m. FLOOR 2 29.1 sq.m.  
TOTAL : 63.3 sq.m.  
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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</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: Cottage Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled in the picturesque heart of Baildon, this charming period cottage on Providence Row offers a unique blend of character and convenience. Positioned on an unmade road just off Northgate, this delightful home enjoys a peaceful setting while being only a short stroll from the village's excellent local amenities.

As you step inside, you're greeted by an inviting open-plan living space that exudes warmth and charm. The living room features a striking solid fuel-burning stove, perfect for cozy evenings, and traditional beams that add to the cottage's character. A beautiful spiral staircase winds its way up to the first floor, enhancing the room's rustic appeal. The adjacent kitchen is well-appointed with a range of wall and base units, coordinated worktops, and modern appliances, making it a functional yet stylish space for culinary endeavors. Beyond the kitchen lies a quaint conservatory, offering lovely views of the rear garden—a perfect spot for morning coffee or a quiet read.

Upstairs, the cottage offers two bedrooms, one of which has been thoughtfully partitioned to create an additional occasional bedroom or a versatile dressing room. This flexible layout provides options to suit your lifestyle needs. The main bathroom is fitted with a modern suite, including a shower, ensuring comfort and practicality.

Externally, the property continues to charm with an open cobbled yard at the front, adding to its curb appeal, while the rear garden area provides a peaceful retreat for outdoor relaxation. With gas-fired central heating and double glazing throughout, this cottage is as cozy as it is characterful.

Conveniently located for access to Baildon Moor and the local golf club, this property presents a rare opportunity to own a delightful period home in a sought-after location. Early viewing is highly recommended to fully appreciate all this home has to offer.

## Features

- CHARACTERFUL COTTAGE • LOCATED CLOSE TO THE HEART OF BAILDON • RECENTLY REPLACED ROOF • NEWLY DECORATED • PERIOD FEATURES • ENCLOSED GARDEN TO REAR • CONSERVATORY EXTENSION • CLOSE TO SHOPS AND AMENITIES • HUNTERS 360 TOUR