

Ornella's Estates

PROUDLY INDEPENDENT



2 Hawthorn Crescent

Baildon, Shipley, BD17 6DT

Price £425,000



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INTRODUCTION

Tucked away at the head of a quiet cul-de-sac in one of Baildon's most sought-after locations, this exceptional and highly individual extended semi-detached family home is a true hidden gem. Substantial in size, beautifully presented, and lovingly maintained, it offers outstanding family living with nothing to do but move straight in.

From the moment you step inside, you are immediately struck by the sense of space, light and character that flows throughout. Flooded with natural light and finished to an impeccable standard, the quirky yet well-designed layout perfectly balances style, comfort and practicality, making it ideal for the ever-growing family.

The accommodation briefly comprises a spacious entrance vestibule leading into a split-level inner hallway, a modern downstairs shower room, an impressive family lounge, a second generous reception room, home office, and a stunning contemporary open-plan kitchen/diner which truly forms the heart of the home. Completing the ground floor is a versatile double bedroom, ideal for guests, multi-generational living or additional workspace.

To the first floor are three further well-proportioned double bedrooms along with a luxurious house bathroom, finished to a high standard and designed with relaxation in mind.

Externally, the property continues to impress. To the front is a driveway providing ample off-street parking, an easy-to-maintain garden, and garage. To the rear lies a truly outstanding, privately enclosed garden – a real haven of peace and tranquillity. Thoughtfully landscaped and child-friendly, it boasts three separate patio seating areas leading onto a lawn surrounded by an abundance of mature flowers, trees and shrubs. Perfect for keen gardeners, summer barbecues, and entertaining family and friends, this garden is a standout feature rarely found.

A unique, substantial and beautifully presented home in a prime Baildon position – early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

WHAT OUR VENDORS SAY

It's truly been a pleasure calling this our home for the last 18 years. We moved in when our sons were in secondary school, and even now they both love coming back. Our house is only 5 minutes from Baildon train station, so it's easy to nip into Ilkley or Leeds; we've also been able to commute to London as there's a direct train from Shipley to Kings Cross. We're in a fantastic location for walks, close to Baildon Moor and Shipley Glen. Leeds-Liverpool canal is only a few minutes walk away, which we use all the time to wander down to Saltaire on a weekend.

The house itself has been wonderful, we jokingly refer to it as 'The Tardis' because the inside is so unexpected. It has a unique layout which feels open plan but you have the luxury of closing off the rooms when you want more privacy. We can be watching different things and there's no noise disruption since we're at opposite ends of the house. It's also a lovely house for festivities, we've had many special Christmas and Easter celebrations here. You can fit an impressive Christmas tree in the hallway, and there are plenty of hiding places for Easter egg hunts.

Entertaining is a joy here, in summer we have all the patio doors open, records playing and dozens of guests freely meandering around. We're keen gardeners so being south facing was perfect for us, the garden is a sun-trap and we're lucky not to be overlooked. The patios on either side of the conservatory are set up so we can have a morning coffee on one side and enjoy an evening drink on the other. Our position means it's safe for kids and pets to run around too as there's no nearby traffic.

Visitors often comment on how calming the house feels. There's just a special feeling about this house, we felt it on our first viewing. We feel truly grateful to have had the opportunity to live in such an idyllic spot. We hope the next owners are as happy here as we have been.

LOCATION

Baildon Village: A Hidden Gem Nestled in Yorkshire's Heart

Perched on the edge of the stunning Yorkshire Dales, Baildon Village is a picturesque haven that seamlessly blends charm, history, and a vibrant sense of community. Known affectionately as "The Village on the Moor," Baildon offers breathtaking views of rolling hills, rugged heather moorland, and the distant Pennine skyline.

The heart of Baildon is its thriving village center, where cobbled streets lead to a delightful mix of independent shops, welcoming cafes, and traditional pubs that exude warmth and hospitality. Whether you're stopping by for a hearty Yorkshire breakfast, a pint of local ale, or a stroll through its quaint boutiques, there's always a sense of home here.

Baildon is well-served for families with a range of excellent educational options, from nurseries and primary schools to secondary education. Within the area and nearby there are several nurseries and early years settings, as well as primary schools including Baildon Church of England Primary School, Baildon Glen Primary School, Hoyle Court Primary School and Sandal Primary School, providing quality education close to home. For older pupils, Titus Salt School offers comprehensive secondary education for ages 11–18 with a broad curriculum and extracurricular opportunities. Beyond these, there are additional schools and settings accessible within the wider Bradford district. All of this is complemented by superb transport links, with Baildon Train Station just a short walk away, making the commute to nearby towns and cities straightforward for families and commuters alike.

History whispers through the village, from its ancient Saxon origins to the striking parish church of St. John the Evangelist, which has stood as a beacon for centuries. The nearby Bracken Hall Countryside Centre and Shipley Glen Tramway speak to the area's rich heritage, offering glimpses into Baildon's rural past and its ties to the industrial revolution.

For lovers of the outdoors, Baildon Moor is a treasure. Walkers, runners, and nature enthusiasts flock here for its sweeping landscapes and peaceful trails. In every season, the moor offers something special—from golden sunsets to winter frosts that sparkle underfoot. Wildlife thrives here, making it a haven for birdwatchers and photographers alike.

But perhaps what sets Baildon apart is its people. The village is alive with community spirit, celebrated through its vibrant local events like the Baildon Carnival and the Farmer's Market. Here, neighbors are more like family, and visitors are always welcomed with open arms.

Whether you're exploring its scenic beauty, delving into its rich history, or simply soaking up its friendly atmosphere, Baildon Village is a place that stays with you long after you've left. It's not just a destination; it's a way of life—rooted in tradition, yet always evolving.

HOW TO FIND THE PROPERTY

SAT NAV BD17 6DT

APPROACH

As you approach this beautiful home which is as the head of a quite cul-de-sac, you will be astonished at the size of this stunning home.

ENTRANCE VESTIBULE

This is a great entrance vestibule, light and airy with ample space for taking off shoes and hanging coats. Comprising Upvc double glazed windows and door to the front elevation. Fitted cupboard housing the boiler. Inset spot lights. Door leading to:

INNER HALLWAY

Following on from the entrance vestibule, you enter into a welcoming inner hallway with split level staircase leading to ground floor and first floor. Comprising Upvc double glazed window to the front elevation. Understairs storage room. Double radiator. Coving to ceiling. Inset spot lights.

DOWNSTAIRS SHOWER ROOM

7'9" x 5'6" (2.386 x 1.679)

Always great to have the added bonus of an extra shower room especially when unexpected guests arrive to stay. Comprising double walk in shower cubicle, low level w.c. wash hand basin. Fitted cupboards. Part tiled walls. Inset spot lights. Extractor fan.

2ND RECEPTION ROOM

14'6" x 10'11" (4.443 x 3.339)

This is a great reception room ideal when you want to relax or watch your own favorite TV program. Comprising Upvc double glazed French Doors to the rear elevation leading into the garden. Inset spot lights. TV point. Coving to ceiling. Radiator.

Tel: 01943 661506

FAMILY LOUNGE

15'8" x 10'8" into recess (4.78m x 3.272 into recess)

Offering an abundance of natural light, this beautiful family lounge comprises Upvc French Doors with floor to ceiling Upvc double glazed windows to the rear elevation. Feature electric fire. Upright modern radiator. TV point.

OFFICE

7'1" x 6'4" (2.169 x 1.933)

Great for anyone who needs to work from home. Comprising Upvc double glazed window to the side elevation. Single radiator. Coving to ceiling. Fitted cupboard

OPEN PLAN MODERN FITTED KITCHEN

2'15" x 9'4" (6.538 x 2.848)

Great for entertaining family and friends. This is the heart of this beautiful home. Again offering an abundance of natural light throughout and comprising Upvc double glazed windows to the rear and side elevations. Patio doors leading to the rear garden. A wide range of high quality modern wall and base units, providing ample storage with underlighting and granite work tops over. Integral electric cooker and hob with extractor fan over. Points for washing machine and fridge. Inset spot lights.

GROUND FLOOR GUEST BEDROOM

10'7" x 8'7" to fitted wardrobes (3.232 x 2.617 to fitted wardrobes)

This is a perfect double bedroom for when guests arrive to stay, or for those later in life who cannot manage stairs. Comprising Upvc double glazed window to the front elevation. Fitted wardrobes. Coving to ceiling. Double radiator

FIRST FLOOR

LANDING AREA

Comprising Understairs storage room. Inset spot lights. Doors to:

MASTER BEDROOM

17'0" x 8'9" fitted wardrobes (5.207 x 2.68 fitted wardrobes)

What a spacious master bedroom, light and airy throughout and comprising velux windows to the rear elevation boasting lovely views. Fitted wardrobes. Double radiator.

BEDROOM.2.

11'1" x 8'10" (3.399 x 2.70)

Another lovely double bedroom comprising Upvc double glazed windows to the rear elevation boasting fantastic views. Fitted wardrobes. Access to loft. Double radiator.

BEDROOM.3.

11'0" x 8'7" (3.378 x 2.639)

Another fabulous double bedroom comprising Upvc double glazed window to the side elevation. Fitted wardrobe. Coving to ceiling. Double Radiator.

LUXURY HOUSE BATHROOM

6'3" x 6'2" (1.906 x 1.905)

A lovely bathroom great for relaxing after a hard days work this is truly a tranquil place to do it. Comprising Upvc double glazed window to the rear elevation. Deep back to wall bath, Low level w.c. Wash hand basin. Fully tiled walls and floors. Radiator. Insets,

OUTSIDE

DRIVEWAY/GARAGE AND FRONT GARDEN

Externally, the property continues to impress. To the front is a driveway providing ample off-street parking, an easy-to-maintain garden, and garage.

PRIVATELY ENCLOSED REAR GARDEN

To the rear lies a truly outstanding, privately enclosed garden – a real haven of peace and tranquillity. Thoughtfully landscaped and child-friendly, it boasts three separate patio seating areas leading onto a lawn surrounded by an abundance of mature flowers, trees and shrubs. Perfect for keen gardeners, summer barbecues, and entertaining family and friends, this garden is a standout feature rarely found.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER.



Road Map



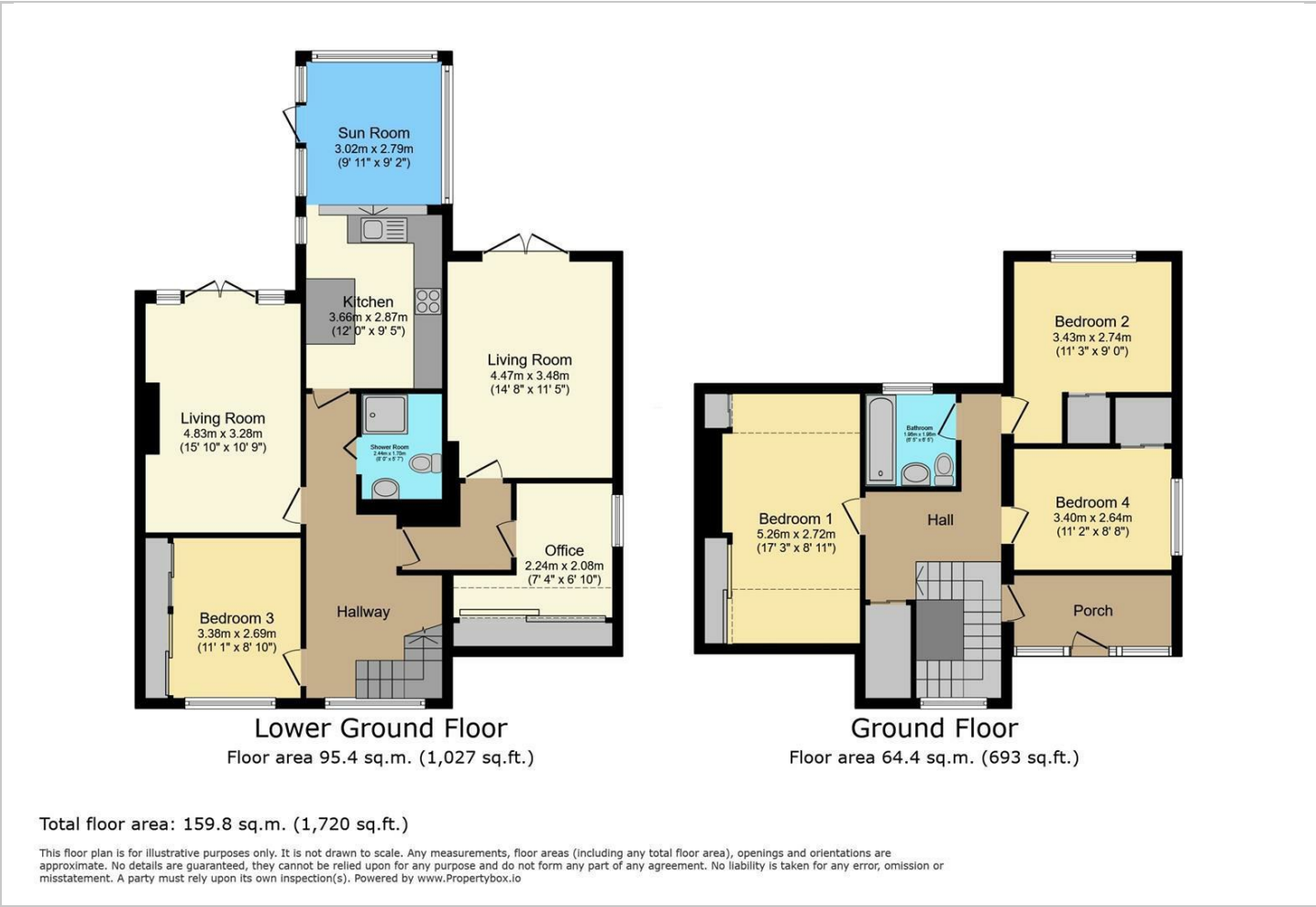
Hybrid Map



Terrain Map



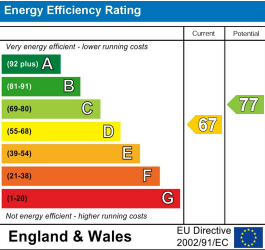
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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