



## Pen Y Bryn, Belmont Avenue, Baildon, West Yorkshire, BD17 5AJ

NO ONWARD CHAIN - Pen Y Bryn is set within beautifully landscaped, mature gardens spanning approximately 0.25 acres, offering a sense of privacy and tranquility in a highly sought-after location off West Lane. This impressive five bedroom residence spans c. 3,400 sq. ft. and has been thoughtfully extended, creating spacious and versatile living areas ideal for modern family life. The home is further enhanced by ample dual driveway parking providing both convenience and practicality.

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## Belmont Avenue, Baildon, West Yorkshire, BD17 5AJ

Harrogate 18 miles, Skipton 16 miles, Leeds 12, Ilkley 7 miles (all distances approximate)

**Guide Price: £925,000**

### General Remarks

Situated within one of the Baildon's most highly regarded residential locations, this substantially extended detached period residence offers exceptional family accommodation of impressive proportions. Thoughtfully designed to suit modern family living, the property provides a versatile and well-balanced layout, ideal for both everyday life and entertaining alike.

Occupying beautifully maintained landscaped gardens extending to approximately 0.25 acres, the home enjoys an excellent degree of privacy together with generous outdoor space. The sizeable grounds incorporate extensive parking for multiple vehicles, benefitting from dual driveway access via both Belmont Avenue and Hope Lane.

Arranged over three floors, with underfloor heating featuring on both the ground and first floors, the property offers a thoughtfully designed and well-balanced layout, perfectly suited to modern family living. The ground floor features a bright and inviting stone and timber framed porch leading into an impressive reception hall, showcasing a striking feature staircase rising to a galleried landing. To the right, a substantial family living room forms part of the impressive extension, featuring wide bi-folding doors opening onto the Indian stone patio and landscaped gardens beyond, together with large picture windows flooding the space with natural light and attractive herringbone flooring.

To the left, double doors lead through to an outstanding open-plan living dining kitchen incorporating a generous seating area and further doors opening directly onto the rear garden, creating an ideal space for both entertaining and everyday family life. Complementing the ground floor are a useful utility room,



separate laundry room, versatile gym/office space, cloakroom/W.C., and a rear entrance vestibule/boot room.

The first floor offers an exceptional arrangement of accommodation accessed via the striking feature staircase rising to a spacious galleried landing. The luxurious principal bedroom suite is a particular highlight, featuring an awe-inspiring full height pitched glazed window, together with a dressing area and contemporary en-suite shower room. A second impressive bedroom also benefits from its own en-suite facilities and dressing room, further enhanced by a spiral staircase leading to a superb mezzanine area offering a multitude of potential uses, including a study, relaxation space or occasional bedroom area. Completing the first floor are two further well-proportioned bedrooms and a stylish family bathroom fitted with both a separate bath and shower enclosure.

To the second floor is an additional generous double bedroom served by a dedicated shower room, together with a spacious landing area incorporating useful storage.

Externally, the beautifully landscaped gardens are a standout feature of the property. Accessed via electric gates from Belmont Avenue, together with a secondary driveway from Hope Lane, the grounds provide extensive parking and an excellent degree of privacy. The expansive front lawn, enclosed and enjoying a desirable southerly aspect, creates an idyllic outdoor space ideal for both families and entertaining. Well-stocked stone planters and mature hedged boundaries enhance the sense of seclusion, while a useful garden shed is positioned to the rear.











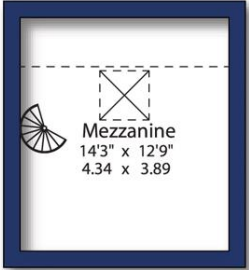




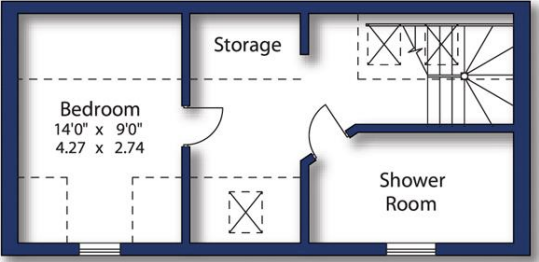




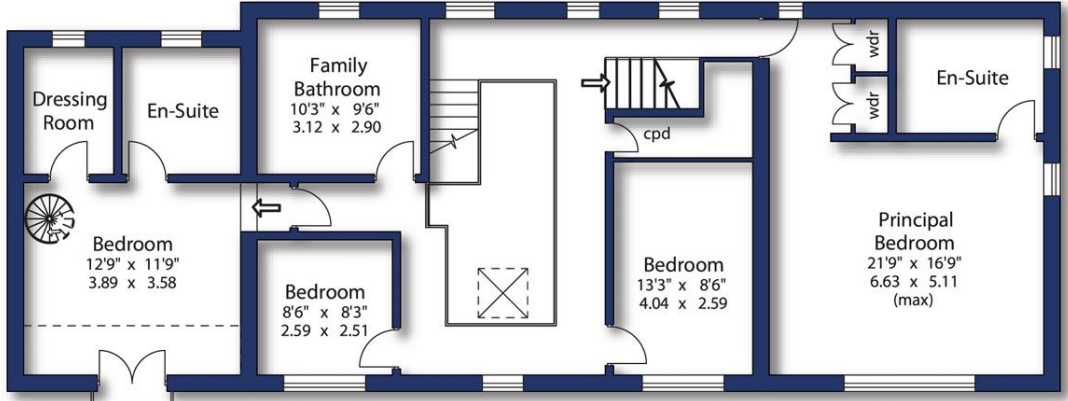
# Floorplans



Mezzanine

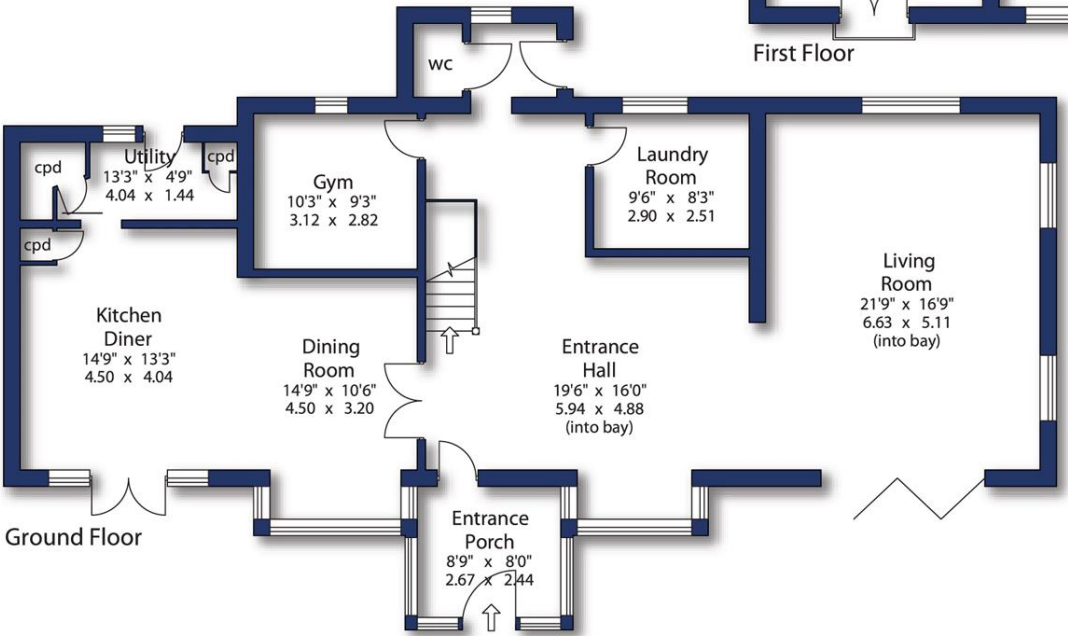


Second Floor



First Floor

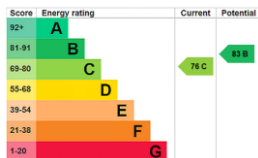
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Ground Floor





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## Directions

From the roundabout in the centre of Baildon proceed Up Westgate, at the junction turn left into West Lane, continue for approximately 1/2 a mile, take the right hand turning onto Belmont Avenue, and the property is located on the right hand side.

What3Words pines.upon.dozen

## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band F

## Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler. Underfloor heating on the ground and first floor.
- Driveway parking

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/organisations/department-for-environment-food-and-rural-affairs/publications/check-for-flooding-in-england)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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