



**Hollin Head, Baildon**  
£635,000

**Dale  
Eddison**





# 42 Hollin Head

## Baildon

### BD17 7LJ

\*\*\*OPEN TO VIEW SATURDAY 23rd MARCH 2019 11am - 1pm\*\*\*

STYLISH, EXECUTIVE DETACHED FAMILY HOME IN A DESIRABLE LOCATION, WITH A HIGH CALIBRE FINISH, SIX DOUBLE BEDROOMS, IMPRESSIVE FAMILY / DINING KITCHEN, MASTER SUITE WITH EN SUITE AND DRESSING ROOM, LARGE GARDENS AND DOUBLE GARAGE. VIEWING ESSENTIAL.

An impressive family home with excellent gardens to the front and rear, double garage and a quality finish throughout. The property briefly comprises; ground floor, covered weather porch, entrance hall, w.c, sitting room, excellent family / dining / kitchen, utility room, study, first floor, landing, master suite with dressing room and en suite bathroom, second bedroom with en suite shower room, two further double bedrooms, house bathroom, second floor, landing with access to the loft space, two further double bedrooms and a contemporary shower room. Externally the property has a lawned garden to the front, to the rear is a patio seating area with steps down to a large lawn with planted borders. There is a double garage and off street parking.



There are a variety of facilities available in Baildon centre including assorted shops with further amenities in nearby Guiseley and Shipley. There are also a number of schools in the area together with recreational facilities and open countryside with pleasant walks. Baildon train station is within easy reach providing access to both Leeds and Bradford city centres on a daily basis, with a regular bus services also available locally.

The attractive accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:



## GROUND FLOOR

### COVERED WEATHER PORCH

**ENTRANCE HALL** having a window to the front, two radiator, ceiling cornice, tiled flooring, useful store cupboard with shelving.

**W.C** having a window to the side, low suite w.c, contemporary basin with mixer tap, tiled floor and walls and a heated towel rail.

**SITTING ROOM** 22' 8" x 12' 2" (6.91m x 3.71m) having two windows to the front, radiator, ceiling cornice, gas fire with a marble hearth and backing and French doors to the dining area.

**FAMILY DINING KITCHEN** 32' 2" x 13' 3" narrowing to 11' 9" (9.8m x 4.04m) this is a most impressive entertaining space which incorporates a dining area with bi-fold doors to the rear patio, impressive island with a range of base units and a second set of bi-fold doors to the patio, fully fitted kitchen which incorporates a range of integrated appliances including; twin electric ovens, grill, coffee machine, drinks fridge, warming drawer, induction hob, fridge and freezer and a dishwasher, there is also a display cabinet, 1.5 bowl sink with mixer tap, tiled flooring throughout and a window to the rear.

**UTILITY ROOM** 8' 2" x 6' 4" (2.49m x 1.93m) having a door and window to the side, wall and base units, space and plumbing for a washing machine and tumble dryer, concealed gas central heating boiler and tiled flooring.

**STUDY** 11' 7" x 8' 3" (3.53m x 2.51m) with two windows to the front and a radiator.

## FIRST FLOOR

**LANDING** 16' 2" x 7' 7" (4.93m x 2.31m) having a window to the front, radiator and stairs to the second floor.

**MASTER SUITE** 16' 2" x 12' 1" (4.93m x 3.68m) having two windows to the front, radiator, fitted wardrobes, bed side tables and drawers, open to a dressing room with additional fitted wardrobes, a dressing table and a window to the side.

**EN SUITE BATHROOM** 9' 11" x 6' 5" (3.02m x 1.96m) having a luxurious three piece suite which incorporates a free standing bath with mixer tap and with a shower attachment, basin with mixer tap, low suite w.c, window to the rear, tiled walls and floor, display alcoves, television point, ceiling fan and a heated towel rail.

**BEDROOM 2** 11' 8" x 10' 6" (3.56m x 3.2m) having two windows to the front, radiator and built in wardrobes.

**EN SUITE SHOWER ROOM** having a window to the side, shower cubicle, basin with mixer tap and vanity cabinet, low suite w.c, ceiling fan and tiled walls.

**BEDROOM 3** 12' 4" x 10' 1" (3.76m x 3.07m) having a window to the rear with pleasant views, radiator and built in wardrobes.

**BEDROOM 4** 11' 8" x 6' 10" (3.56m x 2.08m) having a window to the rear, radiator and a built in wardrobe.

**HOUSE BATHROOM** 7' 10" x 5' (2.39m x 1.52m) having a three piece suite which comprises; bath with shower over, low suite w.c, basin with mixer tap and vanity drawer storage, tiled flooring, part tiled walls, window to the side and a heated towel rail.

## SECOND FLOOR

**LANDING** having a window to the front, radiator, airing cupboard with hot water cylinder, access hatch to the loft with a fold down ladder, the loft is partially boarded for storage.

**BEDROOM 5** 21' 1" x 12' 5" narrowing to 9' 3" (6.43m x 3.78m) having a twin aspect with windows to the front and rear, built in wardrobes and a radiator.

**BEDROOM 6** 20' 4" x 13' narrowing to 10' 2" (6.2m x 3.96m) having a twin aspect with windows to the front and rear, radiator, built in furniture which includes wardrobes, desk, drawer units, dressing table and a display cabinet.

**SHOWER ROOM** 12' 1" x 6' 9" (3.68m x 2.06m) an impressive wet room which comprises an oversized shower head, low suite w.c, contemporary basin, tiled walls and floor, heated towel rail, and a velux window.











## **OUTSIDE**

**DOUBLE GARAGE** 20' 3" x 9' 1" (6.17m x 2.77m) with electric up and over door, light and power, side access door.

**DRIVEWAY** providing off street parking for several vehicles.

**GARDENS** to the front is a lawned garden. The rear garden is a particular feature and incorporates a large patio seating area which runs the length of the property, with iron railings and gates leading onto a large lawn which is enclosed by wood panelled fencing and with mature planted borders.

**COUNCIL TAX** City of Bradford Metropolitan District Council Tax Band G. For further details on Bradford Council Tax Charges please contact them directly.

**TENURE** we understand the property is freehold.

**VIEWING** Strictly by prior appointment with Dale Eddison's Guiseley office.

**WE ARE OPEN 7 DAYS A WEEK**

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

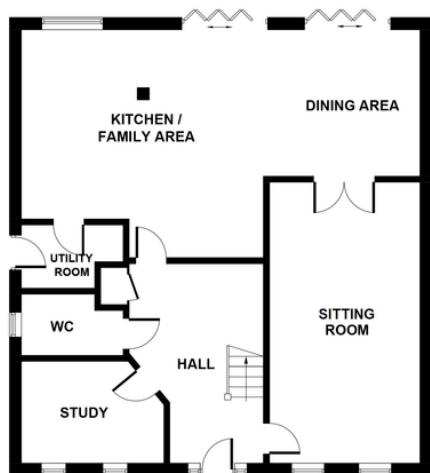
Sundays 11am - 3pm

**GENERAL** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

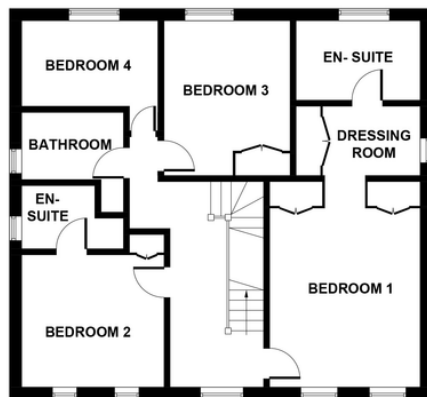
Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.







GROUND FLOOR



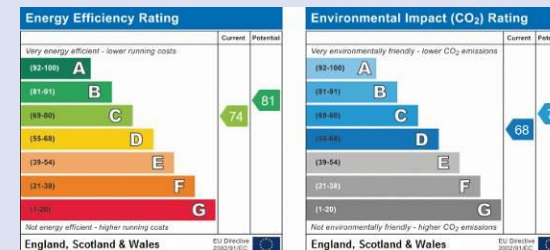
FIRST FLOOR



SECOND FLOOR

## 42 HOLLIN HEAD

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 489968)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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