

Ornella's Estates

PROUDLY INDEPENDENT



15 Providence Row

Baildon, Shipley, BD17 6LA

Price £190,000



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INTRODUCTION

A Storybook Cottage in an Enchanting Setting

Nestled in a peaceful semi-rural location, this stunning cottage exudes timeless character and is simply ready for you to call home. A haven of tranquility, it perfectly balances country charm with modern convenience. Just a short, picturesque stroll from the heart of Baildon village, it offers the best of both worlds – idyllic surroundings and easy access to vibrant amenities.

Step inside to discover a truly enchanting lounge, complete with a captivating spiral staircase, exposed beams, and charming stonework, creating a warm and inviting atmosphere. This leads seamlessly into a delightful country-style kitchen, perfect for preparing meals while enjoying the cottage's characterful charm, which then leads into a conservatory/dining area.

Upstairs, the first floor boasts two beautifully presented bedrooms, alongside a well-appointed house shower room. Every corner of this home is thoughtfully designed to blend comfort and charm.

The exterior is equally as captivating, with space for a car to the front and an enclosed cottage garden at the rear. The garden features a lovely patio area, perfect for al fresco dining, and a lawned area that adds to the peaceful retreat-like feel.

With no onward chain, this property promises a seamless move-in experience. Perfect for investors wanting to get their first buy to let and with the added bonus of already having a tenant, (current rental £875 pcm) this cottage is ready to steal your heart. Don't miss this rare opportunity to make it your own – it's the kind of place dreams are made of.

WHAT OUR VENDOR SAYS

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.

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 6LA

ACCOMMODATION

THE COTTAGE

As you approach this beautiful cottage, the character immediately becomes apparent. Comprising

FAMILY LOUNGE

14'9" x 12'0" (4.52 x 3.68)

A warm welcome as you step in through the front door. Comprising Upvc double glazed door to the front elevation. Leaded glass windows to the front elevation. Wooden Beams. Window seats. Fireplace with electric stove. Double radiator. TV point. Wrought iron spiral stairs to first floor. Door to:

Tel: 01943 661506

BEAUTIFUL COUNTRY KITCHEN

14'0" x 5'10" (4.29 x 1.78)

In keeping with this lovely cottage, comprising Upvc double glazed windows and door leading into the conservatory.. A wide range of beautifully fitted wall and base units with plenty of storage space and contemporary worksurfaces over. Integral electric cooker and gas hob with extractor fan over. Points for washing machine, fridge freezer. Stainless steel sink. Inset spot lights. Part tiled walls.

CONSERVATORY

This is great and would make a fabulous dining room when entertaining family and friends. Comprising Upvc double glazed door and windows to the rear elevation leading into the garden.

FIRST FLOOR

LANDNG AREA

Comprising access to loft and doors leading to:

BEDROOM.1.

12'0" x 9'4" into recess (3.68 x 2.85 into recess)

A lovely double room comprising Upvc double glazed windows to the front and side elevations with window seat. Exposed stone walls. Radiator.

BEDROOM.2.

10'5" x 6'2" (3.20 x 1.89)

Another lovely bedroom comprising Upvc double glazed windows to the side elevation. Cupboard housing Worcester Boiler. Single radiator.

HOUSE SHOWER ROOM

7'0" x 5'3" (2.14 x 1.62)

A delightful house shower room comprising Upvc double glazed window to the rear elevation. Walk in shower cubicle. Wash hand basin. Low level w.c. Inset spot lights. Radiator. Fully tiled walls.

FRONT

Oozing charm to the front of the property there is a cobbled courtyard which could be used to park a car.

REAR GARDEN

The garden features a lovely patio area, perfect for al fresco dining, and a lawned area that adds to the peaceful retreat-like feel.

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.

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.

PROPERTY OMBUDSMAN

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

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 ASHLEY KAY OF PROPERTY FLASH.



Road Map



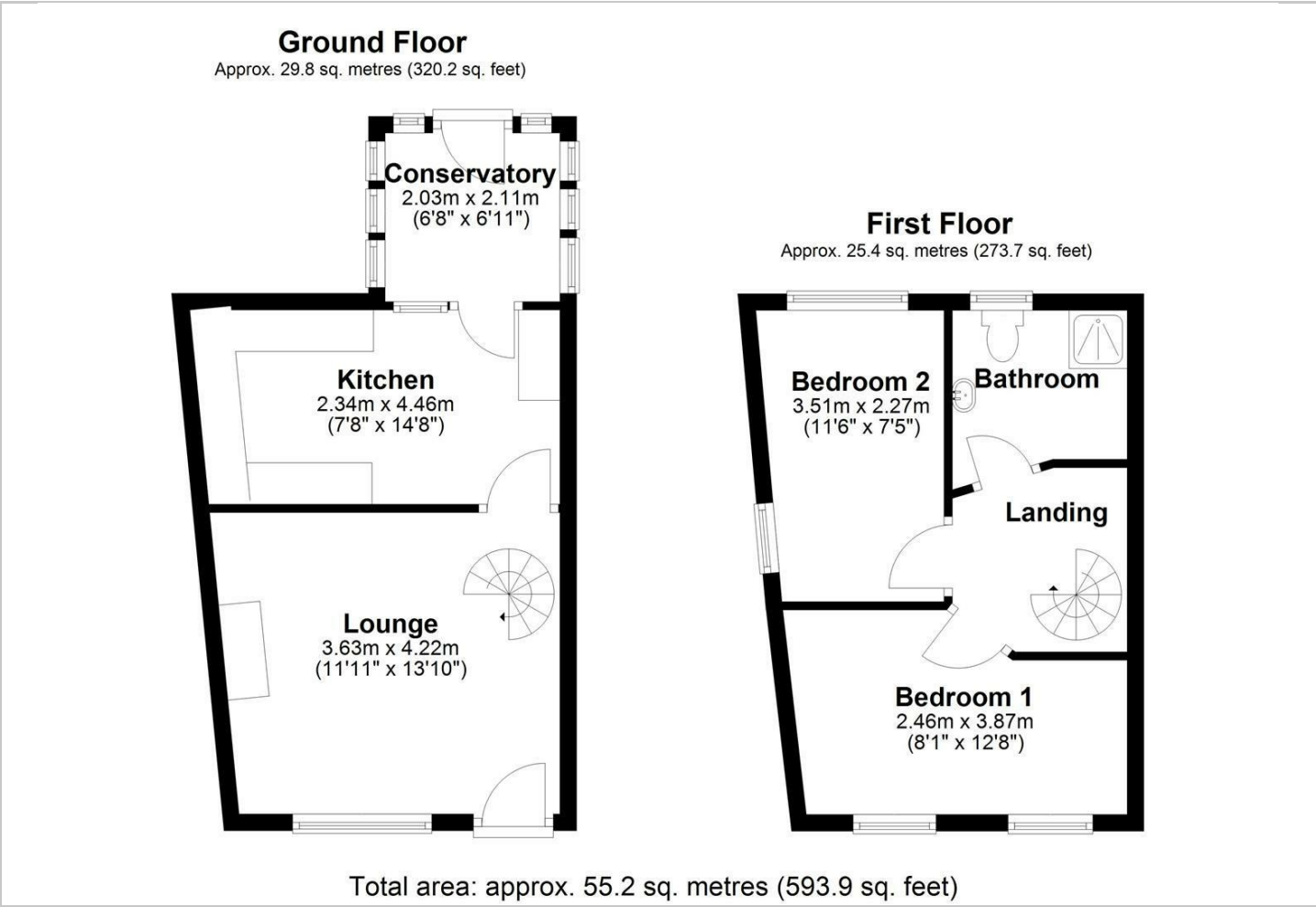
Hybrid Map



Terrain Map



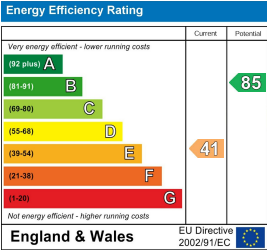
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.