

# Ornella's Estates

PROUDLY INDEPENDENT



40 Springfield Road

Baildon, Shipley, BD17 5LZ

Price £365,000



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## INTRODUCTION

An Exceptional Family Home in Upper Baildon – Simply Stunning Inside and Out

Welcome to this truly breathtaking home, beautifully positioned in the highly sought-after Upper Baildon. Immaculately presented and finished to the highest standard throughout, this remarkable property offers the perfect blend of space, style, and sophistication – ready for you to move straight in and start living your best life.

Step inside to a grand and welcoming entrance hallway that sets the tone for the elegance that follows. The spacious family lounge is flooded with natural light, offering a warm and inviting space to relax. The heart of the home is a show-stopping, bespoke open-plan kitchen, dining, and sitting area – a true statement of modern luxury. Complete with high-end wall and base units with granite worktops and a stunning central island, and sleek finishes throughout, it flows seamlessly out to a privately enclosed south-facing garden, perfect for effortless indoor-outdoor living.

Upstairs, you'll find three generous bedrooms, including a sumptuous master suite with a stylish en-suite shower room. The luxury continues in the beautifully appointed house bathroom – a calm retreat for unwinding at the end of the day.

To the front, a double driveway offers ample off-street parking. To the rear, the landscaped private garden is a true sanctuary. Featuring a large Indian slate patio ideal for entertaining, a generous lawn, decorative pebbled areas, and mature flower beds and shrubbery – all framed by picturesque views – this outdoor space is perfect for hosting friends and family or enjoying peaceful moments of calm.

This is more than just a house – it's an exceptional lifestyle opportunity in one of Baildon's most prestigious locations.

## WHAT OUR VENDORS SAY

I have had the pleasure of living in my beautiful home for the past 14 years, raising my two children and creating countless cherished memories along the way. Over the years, I've poured love and care into the house, shaping it into a warm and welcoming space for family and friends. The stunning, enclosed gardens have been a haven for laughter, celebrations, and quiet moments alike. It has truly been a special place for us. Now, as I prepare to downsize and begin a new chapter, it's time to pass this lovely home on to another family, where I hope they will find as much happiness here as we have. It will be incredibly hard to say goodbye — this house holds a very special place in my heart.

## LOCATION

Baildon is a picturesque and highly desirable village on the edge of the Yorkshire Dales, offering the perfect balance of rural beauty and modern convenience. Well known for its strong community feel and scenic surroundings, including the stunning Baildon Moor, it's a haven for walkers, cyclists, and nature lovers. The village boasts a range of excellent schools and nurseries, including Baildon Church of England Primary, Glenaire Primary, Sandal Primary, and Hoyle Court Primary, making it a popular choice for families. For early years, Baildon Village Nursery and Baildon Private Day Nursery are highly regarded. Commuters will appreciate the convenience of Baildon train station, offering direct links to Leeds and Bradford. The vibrant village centre features an array of independent shops, cosy cafés, traditional pubs, and popular restaurants – including The Halfway House, The Hop, and Pickles Deli – creating a welcoming atmosphere for locals and visitors alike. With its rich heritage, beautiful green spaces, and superb amenities, Baildon truly offers an outstanding lifestyle for all ages.

## HOW TO FIND THE PROPERTY

SAT NAV BD17 5LZ

## APPROACH

As you approach this beautiful home, you immediately see what a stunning property it is and the kerb appeal it offers. Comprising:

## GRAND ENTRANCE HALLWAY

Immediately as you step through the double composite entrance doors you get that WOW. This stunning spacious grand entrance hallway comprises an abundance of natural light, tiled flooring, Upvc double glazed window to the side elevation. Radiator. Stairs to first floor.

## LARGE FAMILY LOUNGE

18'2" x 14'9" (5.56 x 4.51)

Again the contemporary and modern style living is gracious. Again offering an abundance of natural light with large double glazed windows to the front elevation. TV point. Inset spot lights. Opening to:

## BESPOKE MODERN DINING KITCHEN/SITTING

18'0" x 14'8" (5.51 x 4.49)

This is the heart of the house. Great for entertaining family and friends and having those summer parties and barbecues. This bespoke fitted modern open plan kitchen has a wide range of high quality wall and base units with granite worktops. A beautiful centre island with granite worktops and seating. Upvc double glazed windows and French Doors flow lovely into the rear garden. There is a understairs storage room which houses a newly fitted boiler just over a couple of years old. Points for double fridge freezer. Points for washing machine. Large double range cooker with stainless steel extractor fan over. Stainless steel sink. Karndean flooring. Inset spotlights.

Tel: 01943 661506

## LANDING AREA

Comprising Upvc double glazed window to the side elevation. Store room. Access to loft with pull down ladder. Doors leading to:

## FIRST FLOOR

### LUXURY HOUSE BATHROOM

8'4" x 6'9" (2.56 x 2.07)

Great for relaxing and soaking away those aching muscles. This stunning and beautifully presented house bathroom comprises a luxury free standing bath, double shower cubicle, low level w.c. wash hand basin. Part tiled walls. Tiled flooring. Inset spot lights. Extractor fan. Radiator. Upvc double glazed window to the rear elevation.

### MASTER BEDROOM

12'11" x 10'7" (3.96 x 3.25)

A beautiful master bedroom comprising Upvc double glazed windows to the front elevation. TV point. Radiator. Door to:

### ENSUITE SHOWER ROOM

8'4" x 3'11" (2.55 x 1.21)

Comprising Shower cubicle. Vanity unit with built in wash hand basin. Low level w.c. Fully tiled walls and floors. Inset spot lights. Radiator. Extractor fan.

### BEDROOM.2.

12'1" x 9'3" (3.69 x 2.82)

Another lovely double bedroom offering an abundance of natural light comprising Upvc double glazed French doors to the rear elevation overlooking the garden. TV point. Radiator.

### BEDROOM.3.

8'8" x 7'3" (2.66 x 2.23)

Another good size bedroom comprising Upvc double glazed window to the front elevation. Radiator.

## OUTSIDE

## DRIVEWAY

To the front of the property there is a double driveway providing ample off street parking.

## PRIVATELY ENCLOSED SOUTH FACING REAR GARDEN

To the rear, the landscaped private garden is a true sanctuary. Featuring a large Indian slate patio ideal for entertaining, a generous lawn, decorative pebbled areas, and mature flower beds and shrubbery – all framed by picturesque views – this outdoor space is perfect for hosting friends and family or enjoying peaceful moments of calm.

## 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.



## Road Map



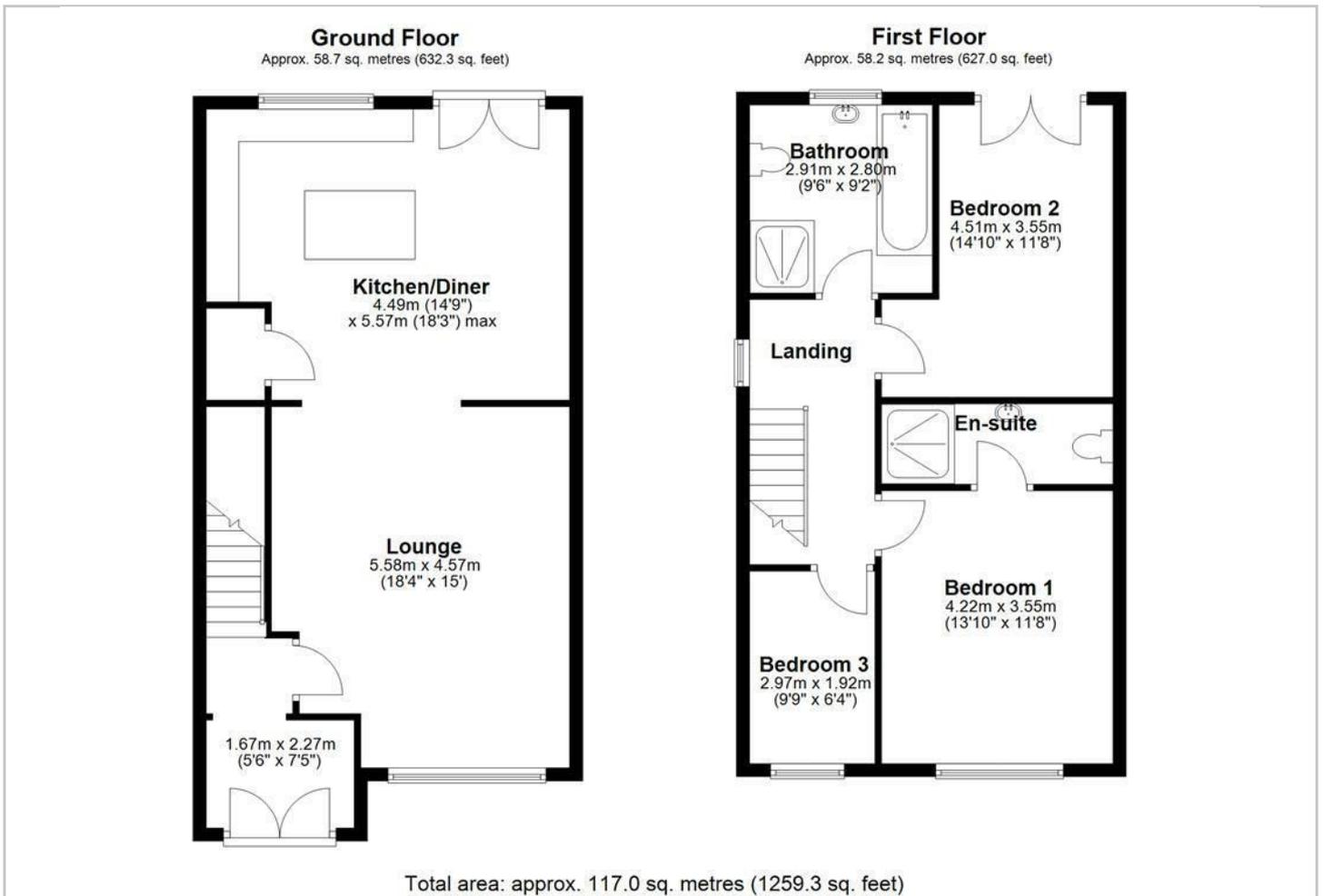
## Hybrid Map



## Terrain Map



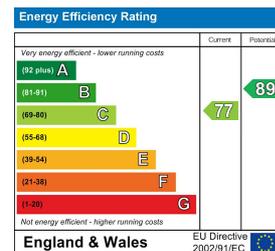
## Floor Plan



## Viewing

Please contact our Ornela'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 firm's employment has the authority to make or give any representation or warranty in respect of the property.