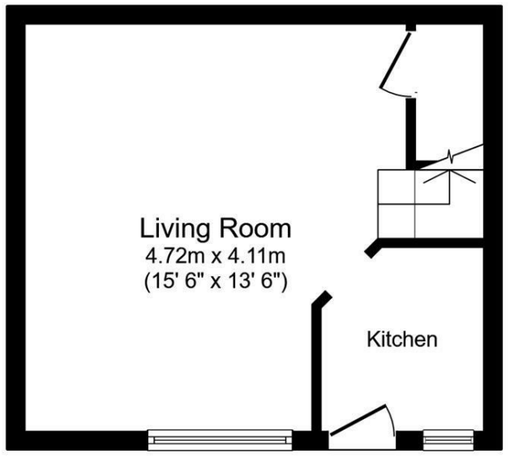
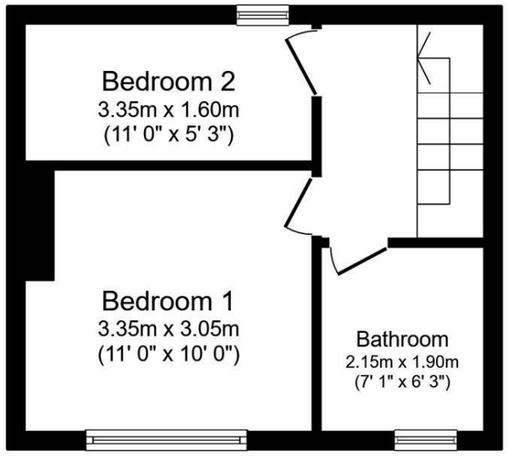


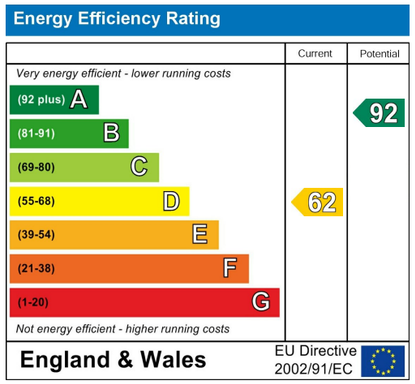
Ground Floor



First Floor

Total floor area: 50.8 sq.m. (547 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.

9 Browgate, Baildon, BD17 6BP | | | www.wwestateagents.com

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.

East Parade, Baildon, BD17 6LY
Auction Guide £120,000

East Parade, Baildon, BD17 6LY

1 2 1

** 2 Bedrooms ** Stone Built Terrace ** No Onward Chain ** Baildon Village Centre ** Modern Method of Auction ** Starting Price £120,000 **Buyers Fee's apply** Ideal First Time Buy ** Excellent Investment Opportunity ** Useful Storage Cellar ** Freehold **

FOR SALE BY MODERN METHOD OF AUCTION – STARTING PRICE £120,000, **BUYERS FEES APPLY **

A fantastic opportunity to purchase this characterful two bedroom stone-built terrace, tucked away in a superb central Baildon position just moments from the village's excellent shops, cafés, pubs, restaurants and everyday amenities.

Offered with NO ONWARD CHAIN, the property is ideal for first time buyers, investors or those looking to downsize, particularly anyone wanting to be right in the heart of Baildon at an attractive starting price.

The accommodation is arranged over two floors and retains plenty of traditional charm. To the ground floor is a good-sized living room with exposed wooden beams, a fitted kitchen and access to a useful storage cellar.

To the first floor are two bedrooms, with the main bedroom being a comfortable double and the second offering flexibility as a single bedroom, nursery or home office. The house bathroom is fitted with a bath and shower over.

The property also benefits from being Through by light, gas central heated and uPVC double glazed. Externally there is a traditional Yorkshire stone paved seating area to the front, with the property enjoying an outlook over Baildon Community Garden and attractive valley views towards Wrose Hill. On-street parking is available on a first come, first served basis.

Baildon village centre is practically on the doorstep, with excellent independent shops, cafés, pubs and restaurants close by, together with convenient transport links and easy access to surrounding countryside and moorland.

At a £120,000 starting price, this is a superb opportunity to secure a characterful stone-built home in one of Baildon's most convenient village locations.

Fixtures & fittings

A characterful two bedroom stone-built terrace in the heart of Baildon village, offered with NO ONWARD CHAIN. Featuring exposed wooden beams, cellar storage and an attractive outlook over Baildon Community Garden with valley views towards Wrose Hill. Ideal for first time buyers, investors or downsizers.

Rating authority

Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure

Freehold