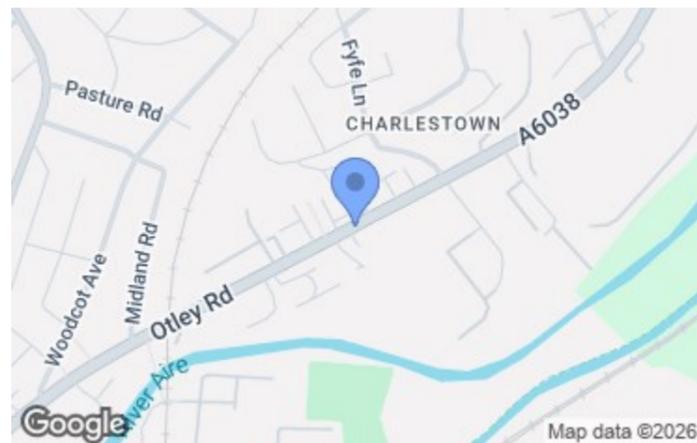


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		75



Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwstateagents.com

Directions

See Mapping.



Otley Road, Baildon, BD17 7JJ
Auction Guide £150,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



Otley Road, Baildon, BD17 7JJ



**** FOR BY MODERN METHOD OF AUCTION
 **FEES APPLY ** STARTING BID - £150,000.00
 ** 2 BEDROOM SEMI-DETACHED ** NO
 ONWARD CHAIN ** CHARACTER FEATURES **
 IDEAL BUY TO LET INVESTMENT ** TWO
 DOUBLE BEDROOMS** CELLAR ** PRIVATE
 REAR GARDEN****

The accommodation briefly comprises; an entrance hall leading into a spacious living room with fitted cupboards & storage shelving, with a separate internal door via lounge providing access down to the cellar, currently utilised as a laundry area, complete with electricity and plumbing, offering excellent storage or further development potential (subject to necessary consents). To the rear of the property is an extended kitchen area with wall & base units, leading from the kitchen is the house bathroom with stand in bath shower, pedestal sink & WC. The rear garden is accessed directly from the extension.

To the first floor, the landing provides access to two well-proportioned double bedrooms. To the right is a front-facing double bedroom, whilst at the end of the hallway is the larger master double bedroom with fireplace.

Externally, the home enjoys a private rear garden, side access to the front elevation, and a small front yard area. Steps from the front lead down to the cellar via its original external access.

This is a fantastic opportunity to acquire a property with strong potential in need of refurbishment, ideal for those looking to add value.

Ideally situated in the highly sought-after area of Lower Baildon (Charlestown), the property benefits from excellent transport links, including close proximity to Baildon railway station, providing convenient access to Leeds, Bradford and surrounding areas. The location is well served by highly regarded local schools, making it attractive to families, while a range of nearby shops, pubs, restaurants and everyday amenities are all within easy reach. The area offers a pleasant residential setting with good connectivity, combining convenience with community.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Two Bedroom Stone Built Semi Detached Home in Lower Baildon (charlestown) Ideal for Investors.</p> <p>Rating authority Borough Council Tax Band B</p>	<p>Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p>Tenure Freehold</p>
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