



## By Auction £80,000

\*BY AUCTION\* \*NO CHAIN\* \*TWO BEDROOM DUPLEX\* \*FANTASTIC LOCATION\* \*CLOSE TO LOCAL AMENITIES, INCLUDING TRAIN STATION\* \*GARAGE\* \*SPACIOUS\* \*LONG DISTANCE VIEWS\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £80,000

Nestled in the charming area of Baildon, this delightful first floor duplex apartment on Hoyle Court Road presents an excellent opportunity for both investors and first-time buyers alike. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. A significant advantage in this sought-after location is a garage, which further enhances the practicality of this home, providing ample storage or additional parking options. The vibrant community of Baildon offers a range of shops, cafes, and recreational facilities, ensuring that all your daily needs are met within close proximity. The added benefit of the train station being just a short walk away means you're well connected to the surrounding areas. This property is being sold by auction with no chain, allowing for a swift and straightforward purchase process. With its appealing features and prime location, this duplex apartment is a rare find and presents a wonderful opportunity to invest in a thriving area. Do not miss the chance to make this charming apartment your new home or a valuable addition to your property portfolio.

Leasehold Information: All leasehold information must be verified by your solicitor prior to purchase.  
81 Years remaining  
Ground rent: £10.00 per annum

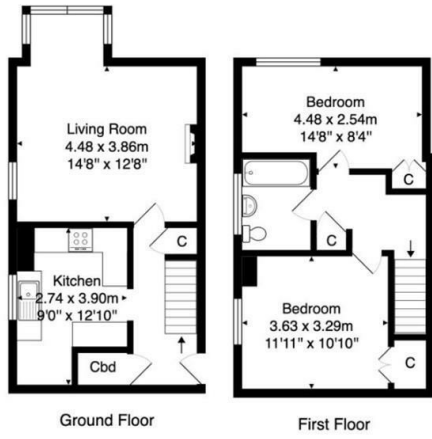
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor

First Floor

Total Area: 74.3 m<sup>2</sup> ... 800 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.  
**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	64		33
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	