

## Upper Green, Baildon, Shipley, Yorkshire, BD17 7NL

- Two Double Bedrooms
- Popular Location
- Bi-Folding Doors
- Fantastic Views
- Chain Free
- Close to Train Station

**Auction Guide £105,000**





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## DESCRIPTION

This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd

This chain free delightful stone built home briefly comprises on the ground floor, spacious living room with feature fireplace and bi-folding doors opening onto the raised pathway offering lovely views of Baildon Green. On the first floor; kitchen diner and bathroom. On the second floor; two double bedrooms with feature stone walls. The property is ideally situated for Saltaire, Shipley and Baildon Centres where local amenities cater for day to day needs along with a train station in each Centre giving access to surrounding areas including Leeds and the wider rail network.

Please note, this property is a flying freehold and we would recommend obtaining advise from your solicitor and mortgage adviser.

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Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



### Viewings

Please contact [shipleigh@hunters.com](mailto:shipleigh@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

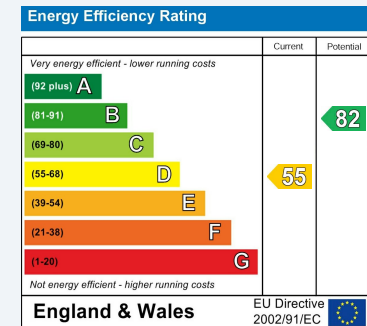
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

