



Springfield House Springfield Road Baildon, BD17 5LZ

FOR SALE BY SHARPES, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY THE 11TH OF JULY 2024 AT 12PM. ; £310,000. A well established detached dormer bungalow situated in a highly sought after residential location in Baildon. Currently offering four double bedrooms with planning approval in place to create a superior six double bedroom home. With driveway, garage and good sized gardens to the front and rear. Early viewing is strongly recommended.

Tenure is Freehold
EPC Rating is E
Council Tax Banding is E

- SHARPES MODERN ONLINE AUCTION . GUIDE PRICE; £310,000
- PLANNING APPROVAL FOR A LARGE SIX BEDROOM HOME (22/00578/HOU)
- TENURE IS FREEHOLD - EPC RATING IS E - COUNCIL TAX BANDING IS E
- 1625 SQFT - FOUR DOUBLE BEDROOM DETACHED HOME
- LOCATED IN THE POPULAR VILLAGE OF BAILDON.
- VIEWING IS AN ABSOLUTE MUST!

Auction Guide Price - £310,000

Springfield House Springfield Road Baildon, BD17 5LZ

Auction Guide Price - £310,000

Hall

With central heating radiator and staircase to the first floor.

Lounge / Bedroom Four

13 9 x 10 11

(With double glazed bay window, central heating radiator, living flame fitted gas fire and fireplace.

Kitchen

15 5 x 8 5

Fitted base and wall units, sink unit with mixer taps, 3 double glazed windows, part glazed entrance door, gas cooker point, plumbing for washing machine and dishwasher.

Sitting Room

12 1 x 11 5

With living flame fitted gas fire, fire surround and feature delph rack.

Conservatory

11 8 x 8 2

With central heating radiator, double glazed windows and door.

Bathroom

Having three piece suite comprising panel bath with shower over, pedestal hand basin and low level wc, central heating radiator and double glazed window.

Bedroom One

13 1 x 11 0

With double glazed window and central heating radiator.

Bedroom Two

13 x 12

With double glazed window and central heating radiator.

Bedroom Three

14 8 x 12 5

With double glazed dormer window and central heating radiator.

Outside

The property stands in good size gardens with a driveway to the side leading to single garage.

Solicitor

Elite Solicitors - Fiona Taylor

Brochure Prepared

17/6/24

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.