





welcome to

Sorrel Way, Baildon Shipley

Offered to the market is this FOUR bedroom townhouse pleasantly situated within a popular residential location of Baildon. This well loved high quality is home is not to be missed and benefits include front and rear garden, off street parking, seperate garage not to mention its convenient location.

















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Sorrel Way, Baildon Shipley

- NO ONWARD CHAIN
- FOUR BEDROOMS
- WELL PRESENTED THROUGHOUT
- HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

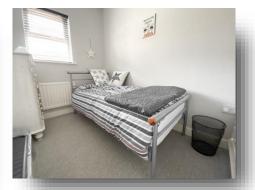
directions to this property:

Directions from Holroyds Estate Agents to 5 Sorrel Way, BD17 7QG:

Head east on Otley Road (A6038), then turn right onto Green Road. Continue straight, passing Baildon Train Station, and follow signs toward West Lane. Turn left onto West Lane, then right onto Sorrel Way. No. 5 will be on your left.

£320,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BAI101376 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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