

property details **approval form**

34 Dewhirst Road, Baildon, Shipley, West Yorkshire, England, BD17 6DW

Date: 23 October 2025

Property Ref and Version: BAI101039 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £40,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > NO ONWARD CHAIN
- > Located in the heart of Baildon village
- > Close to local shops, amenities, and schools
- > Spacious lounge, separate kitchen, and double bedroom
- > EPC Rating: D

>> **short description**

For Sale via Modern Method of Auction - One Bedroom Apartment in Baildon, West Yorkshire - Ideal Investment or First-Time Buy

>> **long description**

Offered to the market with no onward chain, this well-proportioned one-bedroom apartment is located in the popular village of Baildon, just a short distance from the local railway station, providing excellent transport links to Leeds, Bradford, and surrounding areas.

The property has recently become vacant following a long-term tenancy and now presents a fantastic opportunity for modernisation, making it an appealing prospect for investors and first-time buyers alike.

Internally, the apartment features a spacious lounge, a separate kitchen area, a good-sized double bedroom, and bathroom. The layout offers flexible potential for updating and redesign to suit personal taste or rental specifications.

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Positioned close to local amenities, shops, and transport links, the apartment enjoys a convenient location that will appeal to commuters and renters.

This property is for sale via the Modern Method of Auction with iamsold - a buyer-friendly and transparent process.

Auctioneer's Comments:

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage financing. The buyer signs a reservation agreement

>> **directions**

>> **Agent Note**

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>> room description

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>> **room description**

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>> **property images**



Your Holroyds office: 21-23 Westgate, Baildon, SHIPLEY, West Yorkshire, BD17 5EH
T 01274 809254 **E** baildon@holroydsestateagents.co.uk

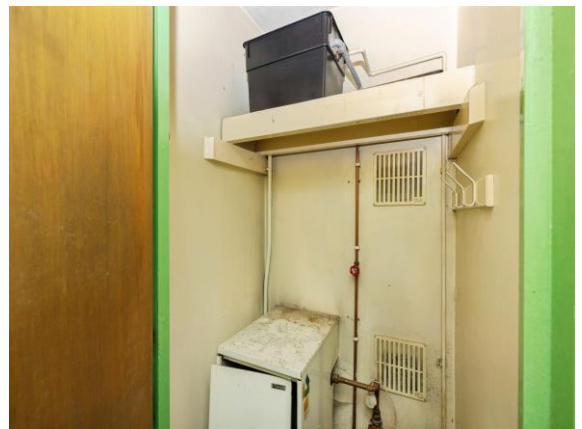
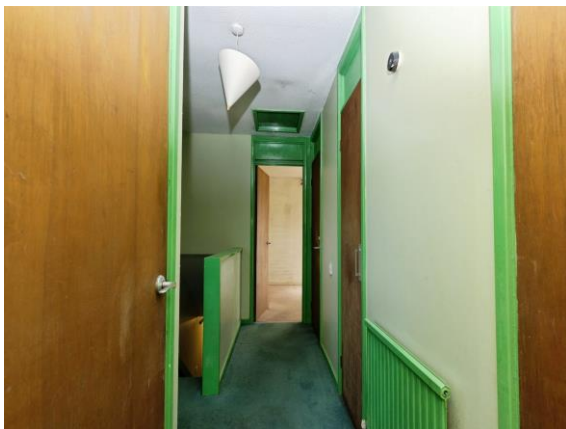
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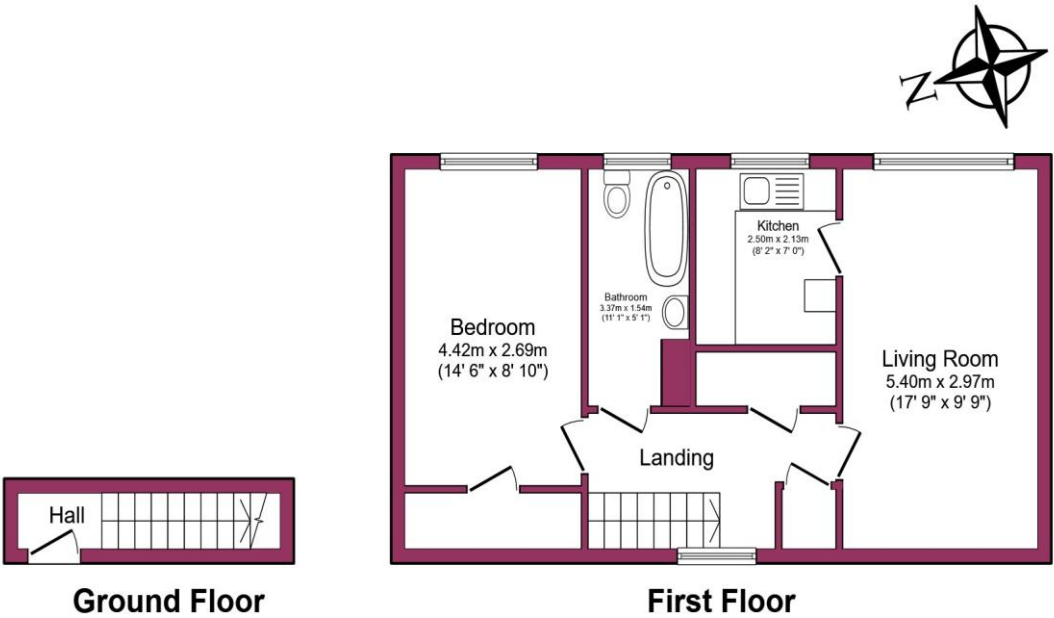
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Lee Cashman		
Mrs M. Crump		