



Sunhill Drive, Baildon Shipley BD17 5BL

welcome to

Sunhill Drive, Baildon Shipley

Rare opportunity! Spacious 1960s 3-bed dormer bungalow on a private Baildon cul-de-sac. Large plot with mature gardens, fruit trees, pond, garage, parking for 5, stunning views & huge potential!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

A large entrance porch filled with natural light, featuring a practical tiled floor. Provides direct access to the main entrance hall, offering a bright and welcoming first impression.

Entrance Hall

A spacious entrance hall with a carpeted floor and an electric heater. Provides access to all three reception rooms and the dining room, as well as the staircase leading to the first floor.

Reception Room One

Currently used as a spacious lounge, this room offers

access to the conservatory and features a carpeted floor, a working fire, and charming wooden beams. A double-glazed window to the side provides natural light, making it a warm and inviting space.

Reception Room Two

Currently used as a lounge, this versatile space could also serve as a bedroom or home office. Features a carpeted floor, a gas fire, and a double-glazed window to the front.

Reception Room Three

A versatile space with a carpeted floor, double glass doors leading to the entrance hall, and a double-glazed window overlooking the rear. Ideal for use as an additional sitting area, office, or playroom.

Dining Room

A carpeted dining area with convenient access to Reception Room One and the kitchen, creating a practical flow for everyday living and entertaining.

Kitchen

A bright kitchen with double-glazed windows to the rear and side, featuring a practical laminate floor. Includes a sink and an electric hob with oven, offering a functional space for everyday cooking.

Conservatory

A spacious and airy conservatory with carpeted flooring and double-glazed windows all around, creating a bright and relaxing space to enjoy views of the garden.

Family Bathroom

A well-appointed bathroom featuring a separate bath and shower, WC, and wash basin. Includes a fitted cupboard for storage and a double-glazed window to the rear, providing natural light and ventilation.

Bedroom One

Located on the first floor, this comfortable double bedroom features a carpeted floor, a double-glazed

window to the rear, and a fitted wardrobe. It also benefits from access to a large eaves storage space, providing excellent additional storage.

Bedroom Two

Located on the first floor, this bedroom features a carpeted floor, a double-glazed window to the rear, and an electric heater, offering a cozy and practical space.

Bedroom Three

Located on the ground floor, this bedroom features a carpeted floor, fitted wardrobe, and an electric radiator. A double-glazed window to the rear provides natural light, making it a comfortable and practical space.

Shower Room

Located on the first floor, this room includes a shower, WC, and wash basin. A double-glazed window to the rear provides natural light and ventilation, making it a practical addition to the home.

Triple Garage

Outside, the property benefits from a triple-length garage with a window to the side and a rear door providing access to the garden. The garage can also be accessed from the front via a traditional garage door, offering excellent storage or workshop potential.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Prime location at the top of a private cul-de-sac
- Large mature gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: F

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BAI101444 - 0010

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