



YOUR MOVE
— Roebuck Residential —

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Baildon Wood Court, Baildon,
ShIPLEY, West Yorkshire

£90,000

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DESCRIPTION

Viewing is recommended of this upper floor apartment situated in this popular cul de sac location. Baildon Wood court is conveniently located to amenities off Otley Road, Shipley and Saltaire, excellent transport networks with Shipley Train station within easy walking distance. The spacious accommodation briefly comprises a hallway, open plan living and kitchen area, two bedrooms, and a bathroom. With gas fired central heating system and double glazing. Communal gardens areas to the rear enjoying a tree lined backdrop. Single garage. EPC=C

LOCATION

Baildon itself is a bustling and vibrant village that is situated on the borders of Bradford and Leeds. Enjoying a rural setting and well known for its moorland beauty via Baildon Moor and Shipley Glen. Excellent road and rail networks link the village superbly with Leeds and Bradford. The village centre is home to a wide variety of shops, bars and restaurants. Recreational facilities include a popular Golf Course, cricket and rugby ground.

DIRECTIONS

From the roundabout in the centre of Baildon proceed down Browgate which then becomes Baildon Road, just before reaching the traffic lights at the bottom of Baildon Road turn right into Rockcliffe Avenue then right again into Baildon Wood Court where property is on the right hand side identified by our for sale board.

INNER HALL

With built in linen cupboard.

LIVING ROOM

Spacious living room.

KITCHEN

Fitted with an attractive range of wall and base units with coordinating work top space over, inset sink unit, tiling splash backs, electric oven and hob with filter hood over, plumbing for washer.

BEDROOM 1

Double bedroom with fitted wardrobes.

BEDROOM 2

Double bedroom to rear.

BATHROOM

Fitted suite comprising WC, wash hand basin, panelled bath with shower attachment over.

FLOOR PLAN

AGENTS NOTE

We are advised that the ground rent is £156 for the year, and the service charge is £948. There is approx. 973 years remaining on the lease.

DIMENSIONS

Living Room - 4.68m x 3.69m (15'4" x 12'1")

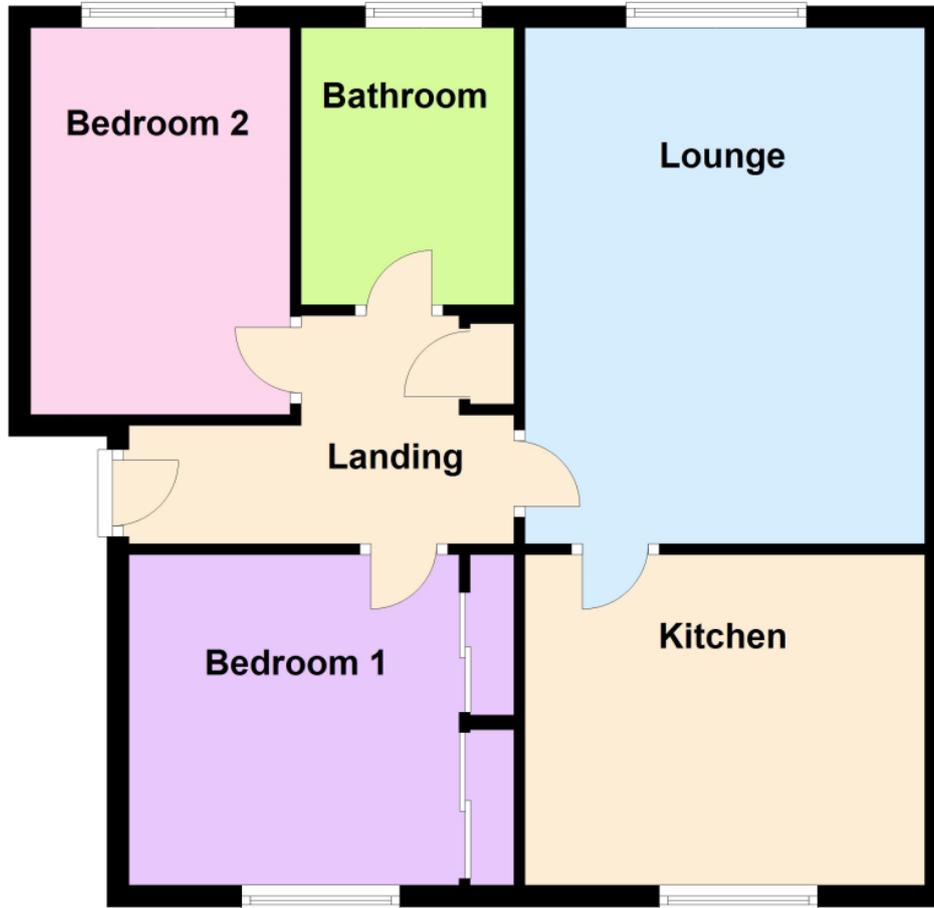
Kitchen - 2.99m x 2.74m (9'10" x 9'0")

Bedroom 1 - 3.36m x 2.99m (11'0" x 9'10")

Bedroom 2 - 3.65m x 2.14m (12'0" x 7'0")



Ground Floor



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*Source: Hitwise Nov 2011.

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