
YOUR MOVE
— Roebuck Residential —

WWW.YOUR-MOVE.CO.UK

Baildon Wood Court, Baildon,
Shipley, West Yorkshire

£90,000

Baildon Wood Court, Baildon, Shipley, West Yorkshire

£90,000

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")

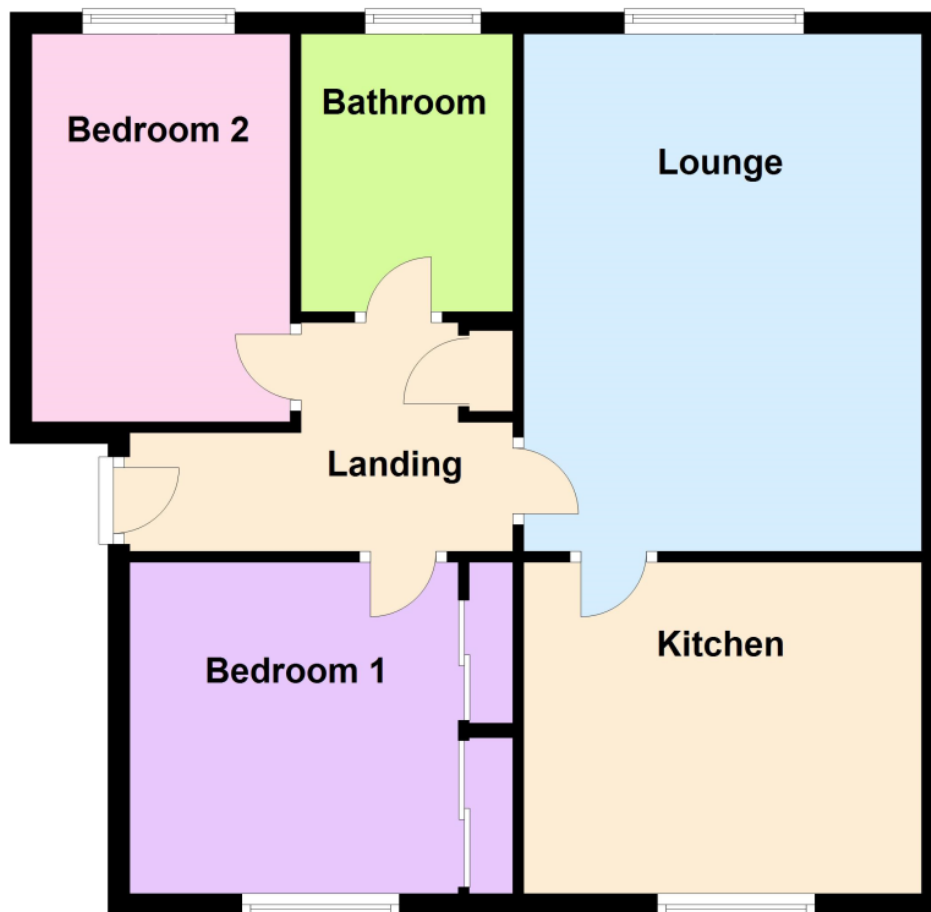
Kitchen - 2.99m x 2.74m (9'10" x 9'0")

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



Your Move Roebuck Residential is the trading name of Roebuck Residential Ltd, registered company number 5959791, registered office 73 Moor Close Road Queensbury Bradford BD13 2EB. Your Move Roebuck Residential is an independently owned and operated business, operated under licence from your-move.co.uk Limited

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

*Source: Hitwise Nov 2011.

**Calls may be recorded and/or monitored for training and/or security purposes.



5 Northgate, Baildon, Shipley, West Yorkshire, BD17 6LX
tel: 01274 591952 **
email: Baildon@your-move.co.uk
www.your-move.co.uk - The UK's most visited estate agency website*


YOUR MOVE
— Roebuck Residential —
WWW.YOUR-MOVE.CO.UK