

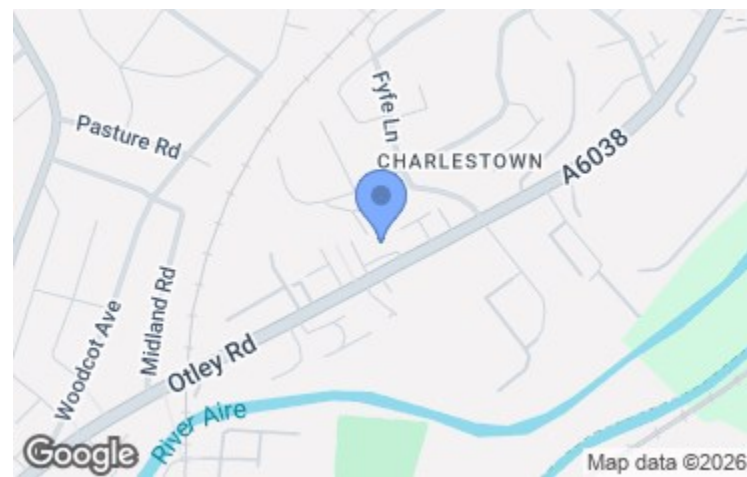
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		75

**Viewing arrangements**

Strictly by appointment through WW Estates



**Directions**

See Mapping.



**Otley Road, Baildon, BD17 7JJ  
Auction Guide £115,000**

9 Browgate, Baildon, BD17 6BP | | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



FOR SALE BY MODERN METHOD OF AUCTION \*\* STARTING BID £115,000 \*\* NO ONWARD CHAIN \*\* TWO DOUBLE BEDROOMS \*\* PRIVATE GARDEN \*\* CELLAR WITH POTENTIAL \*\* INVESTMENT OPPORTUNITY \*\*

£115,000 – for sale by Modern Method of Auction. A spacious two double bedroom stone-built semi-detached home with cellar, private garden and no onward chain. Offering excellent potential to modernise and add value, ideal for investors or first-time buyers.

The property is well-proportioned throughout and briefly comprises an entrance hall leading into a spacious living room with fitted storage. From here, access is provided to a useful cellar with electricity and plumbing, currently utilised as a laundry area, offering excellent storage or potential for further development (subject to necessary consents).

To the rear is an extended kitchen fitted with wall and base units, which leads through to the

house bathroom featuring a bath with shower, pedestal sink and WC. The rear garden is accessed directly from the extension, creating a practical layout.

To the first floor are two good-sized double bedrooms, including a generous principal bedroom with feature fireplace.

Externally, the property benefits from a private rear garden, a small front yard, side access, and original external access to the cellar.

Situated in the popular area of Lower Baildon (Charlestown), the property is well placed for local amenities, reputable schools and excellent transport links, including Baildon railway station with connections to Leeds and Bradford.

Offered with no onward chain, this is a fantastic opportunity for investors, developers or buyers seeking a project in a desirable location.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

<p><b>Fixtures &amp; fittings</b> Two Bedroom Stone Built Semi Detached Home in Lower Baildon (charlestown) Ideal for Investors.</p> <p><b>Rating authority</b> Borough Council Tax Band B</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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