

property details **approval form**

3 Springfield Road, Baildon, Shipley, West Yorkshire, England, BD17 5NA

Date: 17 February 2026

Property Ref and Version: BAI101528 - 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 £200,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Two-bedroom mid-terrace home
- > Bright and spacious living room
- > Modern fitted kitchen
- > Low-maintenance rear garden
- > Move-in ready condition
- > EPC Rating: D

>> **short description**

A well-presented two-bedroom mid-terrace in a quiet residential spot with Baildon village on the doorstep. It offers a bright living room, modern kitchen with garden access, two good-sized bedrooms and a contemporary bathroom, plus a low-maintenance rear garden ideal for relaxing or entertaining.

>> **long description**

This well-presented two-bedroom mid-terrace home is situated in the highly desirable area of Baildon village. Offering a perfect combination of comfort, convenience, and low-maintenance outdoor space. Perfect for first-time buyers, downsizers, or investors, the property is ready to move straight into.

The home opens with a bright and welcoming living room, featuring a large front window that fills the space with natural light. To the rear, a modern fitted kitchen provides ample storage and direct access to the garden, making everyday living and entertaining effortless.

Upstairs, the property offers two well-proportioned bedrooms — a generous double to the front and a second double bedroom to the rear. A contemporary bathroom with a modern suite completes the first floor.

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This home boasts a wonderful private rear garden, styled as a full patio with a small, easy-care lawn. Designed for low maintenance and year-round enjoyment, it offers the ideal space for outdoor dining, unwinding, or entertaining guests. There's ample room for seating, potted plants, and decorative features, while the enclosed layout ensures both privacy and a peaceful place to relax without the hassle of extensive upkeep.

Situated in a peaceful residential location, this home is just a short stroll from Baildon village and its array of shops, cafés, and amenities. Schools, countryside walks, and excellent transport links are all close by, making it a highly convenient and desirable setting.

>> directions

>> Agent Note

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>> room description

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.

Lounge

12' 10" x 12' 7" (3.91m x 3.84m)

A bright and welcoming lounge featuring a double-glazed window to the front, radiator, fitted carpet, and an electric fire creating a cosy focal point.

Kitchen

5' 11" x 8' 9" (1.80m x 2.67m)

A well-appointed fitted kitchen featuring a gas hob & electric oven, with a double-glazed window to the rear providing natural light. The room offers generous under-stairs storage, ideal for household essentials, and has direct access to the rear garden for convenient everyday use.

Bedroom One

16' x 11' 7" (4.88m x 3.53m)

A well-proportioned double bedroom featuring a double-glazed window to the front, radiator and fitted carpet offering a comfortable and inviting space.

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)

A versatile second bedroom with a double-glazed window to the rear, radiator and fitted carpet. Ideal as a guest room, nursery or home office.

Bathroom

6' 3" x 7' 9" (1.91m x 2.36m)

A modern bathroom fitted with a contemporary white suite, featuring a large walk-in shower, wash basin and WC. Finished in neutral tones, it offers a clean, practical and easy-to-maintain space for everyday use.

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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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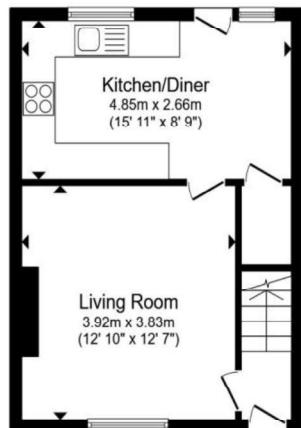
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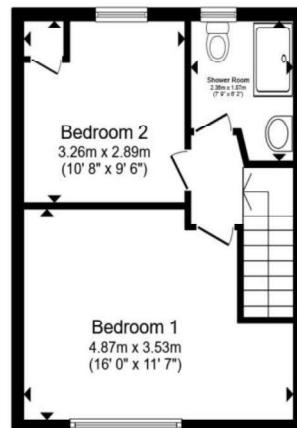
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>> floor plan



Ground Floor



First Floor



Total floor area 64.5 m² (695 sq.ft.) approx

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.propertybox.io

holroyds

>> approval

Signature

Date

Holly Lee		
Jonathan Mark Southcott Chemistry Property		

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