



Otley Road, Baildon, Reduced To £129,999

**** GROUND FLOOR APARTMENT ** TWO BEDROOMS ** READY TO MOVE INTO ** POPULAR LOCATION ****

Situated in this popular and convenient location off Otley Road and within easy reach of Baildon Village is this well presented two bedroom ground floor apartment.

Offering 'ready to move into' accommodation and benefitting from gas central heating, double glazing and an en suite shower room.

Having excellent road and rail networks that link the village superbly with Leeds and Bradford.

The property would make an ideal purchase for anybody downsizing or a first time buyer.

To the outside there is allocated parking and communal gardens.



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Hallway
Storage cupboard and radiator.

Kitchen
7'9" x 7'1" (2.36m" x 2.16m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob with extractor, tiled splash back, plumbing for auto washer and radiator.

Lounge
16'5" max x 15'10" (5.00m" max x 4.83m")
Radiator.

Bedroom One
10'11" x 10'8" (3.33m" x 3.25m")
Radiator.

En Suite Shower Room
Modern three piece suit comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

Bedroom Two
10'9" x 9'11" (3.28m" x 3.02m")
Radiator.

Bathroom
Modern three piece suit comprising panelled bath with mixer shower, low flush wc, pedestal wash basin, part tiled and radiator.

Exterior
To the outside there are communal gardens and allocated parking.

Directions
From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the right into Town Lane, proceed to the junction at Thackley corner taking left onto Leeds Road, proceed for almost 2 miles, at the traffic lights at Shipley take the right onto Otley Road towards Baildon, take the left onto Oakroyd Terrace and the property will shortly be seen displayed via our For Sale board.

Council Tax Band
B

PLEASE NOTE
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/phone you may have turn the phone to landscape mode to see the full picture).

Consumer Protection
We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk

