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Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Albert Street, Baildon, BD17

£82,500 Leasehold

One Bedroom Apartment

EPC Rating: D

Martin & Co Saltaire
34-36 Bingley Road • Shipley • BD18 4RU
T: 01274589132 • E: saltaire@martinco.com

01274589132
<http://www.martinco.com>





Kassapians

BD17

Key features:

- One Bedroom Apartment
- NO CHAIN
- Designated Parking
- Open Plan Living/Kitchen
- Well Presented
- Insurance Estimate Annual: £200
- Ground Rent Annual: £200
- Service Charges Annual: £1428.08

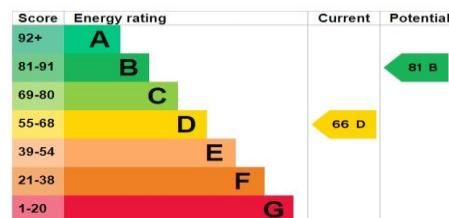


Why you'll like it

NO CHAIN Excellent opportunity to purchase this one bedroom apartment superbly located for access to both Baildon and Shipley. The property benefits from; residents parking, balcony and open plan lounge/kitchen. Viewing is essential

Communal entrance to apartments in the complex, with lift to all floors. Resident gated parking and visitor parking available

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 that link the village superbly with Leeds and Bradford. The village centre is home to a wide variety of shops, bars and restaurants.



COMMUNAL ENTRANCE With intercom entry system, lift to all floors

HALL

LOUNGE/KITCHEN 13' 1" x 19' 0" (4m x 5.8m) Large open plan kitchen/lounge with ample wall and base units, integrated appliances and sink with drainer
Ample space living area space with access to the balcony

BEDROOM 11' 9" x 12' 1" (3.6m x 3.7m) Large double bedroom with Juliette balcony

BATHROOM 9' 10" x 5' 6" (3m x 1.7m) Family bathroom comprising; WC, hand wash basin and shower over bath

N.B. EWS1 Certificate in place

