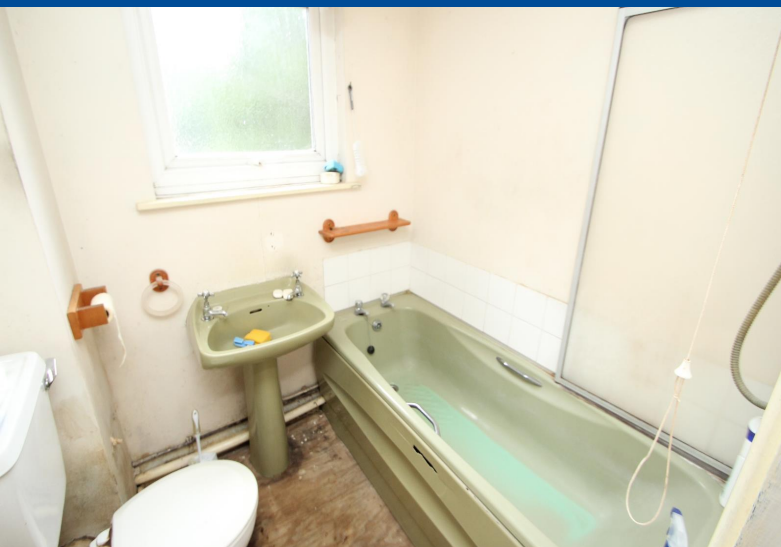




Moving is easy with...

**LINLEY &
SIMPSON**



FAIRVIEW COURT, BAILDON, BD17 5LE

FOR SALE BY AUCTION STARTING BIDS £45,000 PLUS RESERVATION FEE. Attention investors and developers this is an excellent opportunity to purchase a two double bedroom first floor apartment with garage in a prime south facing position. The property is in need of refurbishment and is reflected in the pricing.

Offers Over £45,000

*** Due to the level of interest we have received in this property, viewing is at an open viewing 2.30 - 3.30 Thursday 3rd August. Please call the Saltaire Office on 01274 587 827 in order to register your interest ***

Located just off Green Lane in Baildon the property is less than a quarter of a mile from Shipley Train Station and would be ideal for commuting to Leeds and Bradford. Two double bedrooms, lounge with amazing view, galley kitchen, house bathroom, entrance hallway with storage cupboard. In addition the property benefits from an integral garage, UPVC double glazing and central heating.

The current owners have been granted a full lease extension for 999 years.

The accommodation in further detail comprises:

ENTRANCE HALL

Access to all rooms, storage cupboard housing top water tank.

LOUNGE 11'02" X 12'3" (3.40m x 3.73m)

Window to front, central heating radiator.

KITCHEN 7'6" x 11'9" (2.28m x 3.59m)

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, gas cooker point, part tiled walls and double glazed window to front.

BEDROOM ONE 11'2" x 12'1" (3.40m x 3.68m)

Window to front, central heating radiator.

BEDROOM TWO 11'2" x 12'3" (3.40m x 3.73m)

Window to rear, central heating radiator.

BATHROOM

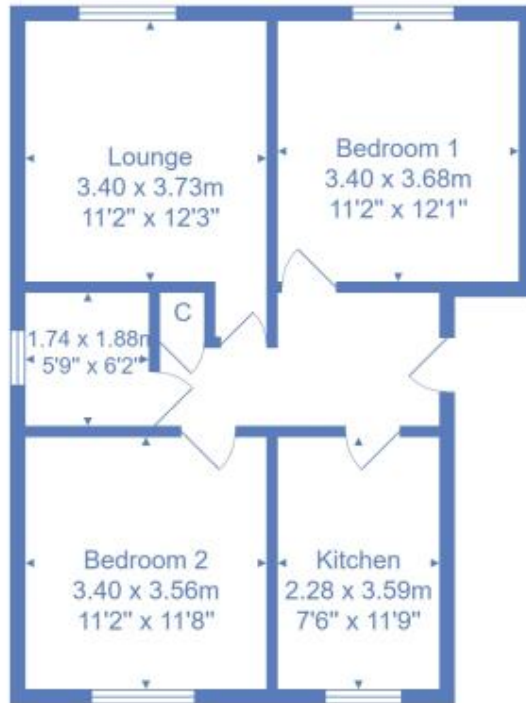
Fitted with a coloured suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, central heating radiator and window to rear.

GARAGE

Integral garage with up-and-over entry door.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Property Auction powered by iam-sold Ltd.





All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		80	(69-80) C
(55-68) D			(55-68) D
(39-54) E	53		(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, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: We are advised that the property is leasehold and await confirmation from the vendor. A buyer is advised to confirm lease information via their solicitor. The current owners have been granted a full lease extension for 999 years.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.