



## 1 bed flat to buy in BD17

Glenwood Avenue, Baildon, Shipley, West Yorkshire, BD17 5RX

**£40,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Ground Floor Flat
- ✓ One Bedroom
- ✓ Large Front Garden
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Offered to the market with no onward chain, this one-bedroom ground floor flat is conveniently situated in the popular area of Baildon, close to a range of local amenities and excellent transport links.

Requiring cosmetic improvements, the property presents an excellent opportunity for a first-time buyer, downsizer or buy-to-let investor.

The accommodation is set behind an enclosed lawned front garden and briefly comprises an entrance hall providing access to all rooms. To the front of the property is a well-proportioned lounge overlooking the garden and featuring a gas fire as a focal point. The lounge leads through to the fitted kitchen, which offers a range of wall and base units, an additional storage area, and an external door providing access to the rear.

Leading off the hallway is a spacious double bedroom and a three-piece bathroom with an enclosed shower cubicle.

Externally, the property benefits from an enclosed front garden, residents' parking and a useful external store.

We are advised that the ground rent and service charge is approximately £305.42 per annum.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 88

Annual Ground Rent Amount: £10.00

Price: Starting Bid £40,000

Property Type: Flat

Parking: Residents

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

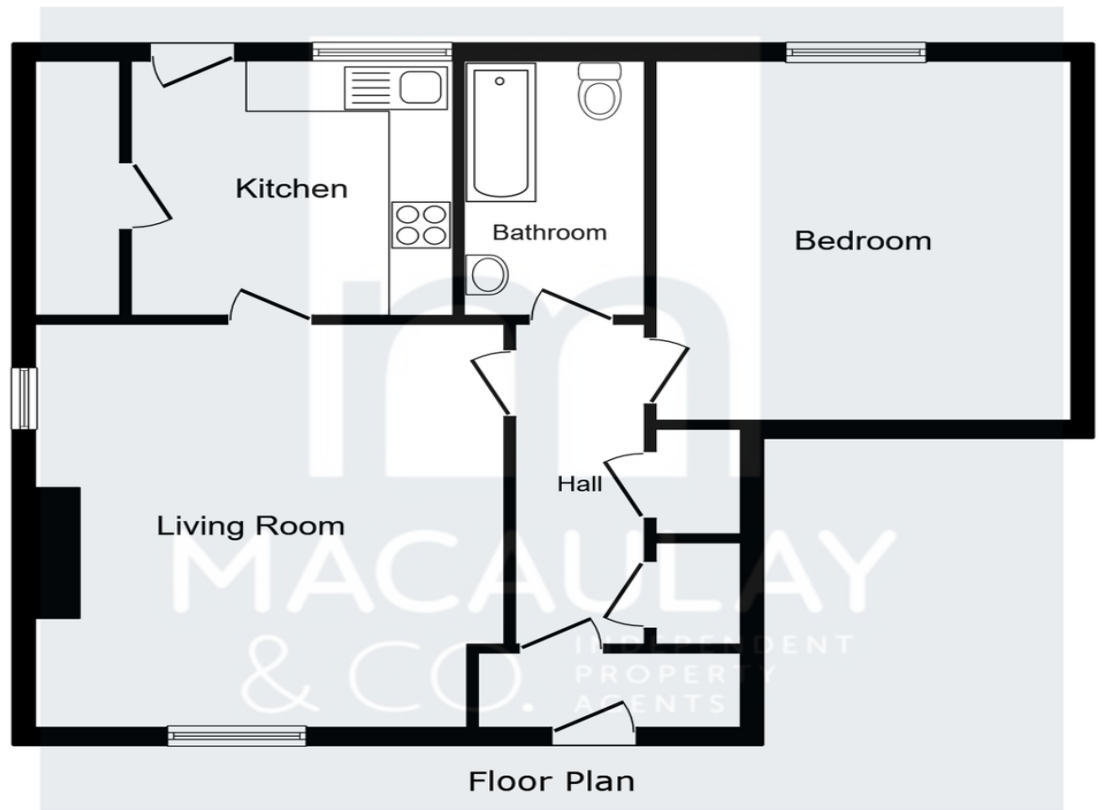
Water: Direct mains water

Sewerage: Standard UK domestic


Air conditioning: No

Broadband: None

Mobile signal coverage: Good



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Glenwood Avenue, Baildon, Shipley, West Yorkshire, BD17 5RX

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,**

**<https://openhouse.london/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

