

FOR SALE

Offers Over £160,000 Freehold



1 Oakroyd Terrace, Baildon, ShIPLEY, West Yorkshire. BD17 7JB

- Stone Built Mid Terrace - 2 Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Kitchen
- Useful Cellar - Enclosed Yard to the Rear
- Ideally Situated for Baildon Train Station & Hoyle Court Primary



PROPERTY DESCRIPTION

Well presented stone built mid terrace, situated just off Otley Road in Baildon. Ideally placed for Baildon Train Station and the popular Hoyle Court Primary School.

Benefiting from gas central heating and UPVC double glazing. The property has undergone a program of improvements since 2023 having had a new cast iron stove installed in the lounge, new electric shower, new laminate flooring on the ground floor following treatment to the ground floor joists, new electric hob, new bathroom radiator, three new double glazed windows and gas boiler.

Briefly comprises; lounge with cast iron stove and kitchen to the ground floor with access to the useful cellar room. Two bedrooms and bathroom to the first. Outside, there is an enclosed yard to the rear.

Internal viewing recommended. Council tax Band B.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 14 mbps, Superfast 49 mbps & Ultrafast 1800. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk>.



ROOM DESCRIPTIONS

Lounge

Double glazed entrance door and window to the front. Radiator and television point. Coved ceiling, wall light points, laminate floor and stairs to the first floor. Cast iron stove set on a stone hearth.

Kitchen

Range of oak base and wall units having a complimentary work surface over. Electric oven and electric hob with extractor hood over. Tiled splash backs and radiator. Stainless steel 1 1/2 bowl sink unit with mixer tap. Plumbing for washing machine and access to the cellar. Double glazed door and window to the rear,

Basement Level

Cellar

Baxi gas boiler (installed 2023) situated at the top of the cellar steps. Double glazed window to the rear, radiator, electric consumer unit and electric meter.

First Floor

Landing

Double glazed window to the rear and large storage cupboard over the stairs.

Bedroom 1

Double glazed window to the front and radiator.

Bedroom 2

Double glazed window to the rear, radiator and fitted cupboards.

Bathroom

3 piece suite in white comprising of panelled bath having an electric shower over, pedestal wash hand basin and low level w.c. Fully tiled walls, radiator and double glazed window to the front.

Outside

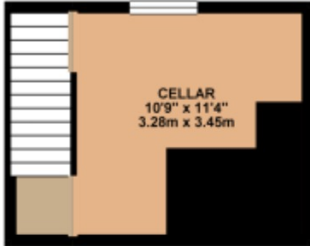
Garden

Enclosed flagged yard to the rear with pebbled area. Fence and stone boundaries. Shrub and flower border. Gated access.

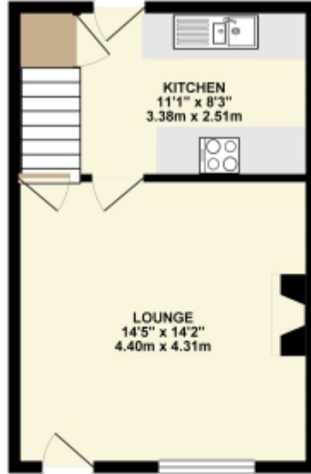


FLOORPLAN & EPC

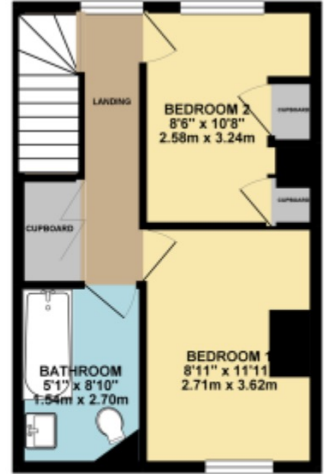
BASEMENT 163.69 sq. ft.
(15.21 sq. m.)



GROUND FLOOR 322.99 sq. ft.
(30.01 sq. m.)



1ST FLOOR 322.99 sq. ft.
(30.01 sq. m.)



TOTAL FLOOR AREA : 809.68 sq. ft. (75.22 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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