

REDUCED

£124,950 Leasehold



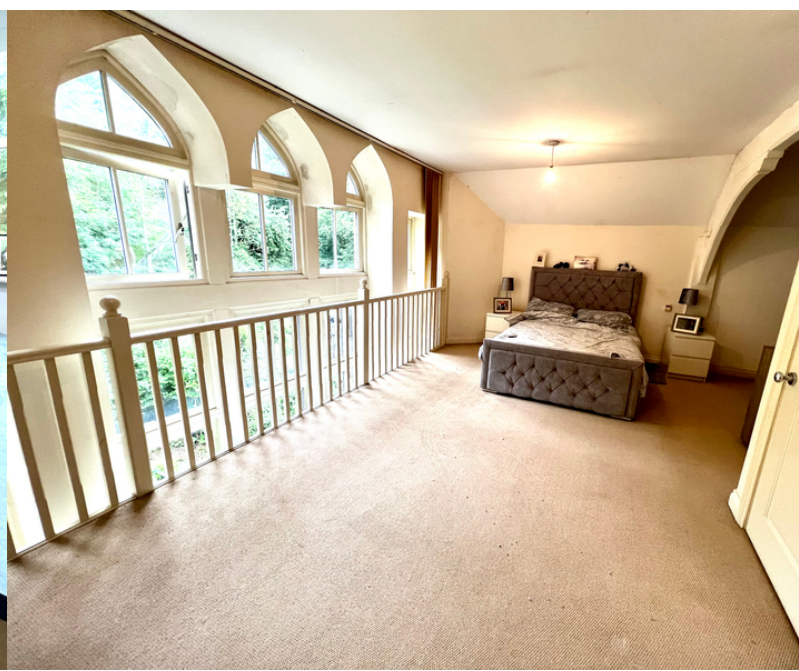
24 Old School Way, Baildon, ShIPLEY, West Yorkshire. BD17 6NY

- Spacious Duplex Apartment Situated within the Old Sandals Primary School on Green Lane
- Large Mezzanine Bedroom - Electric Heating
- Spacious Living Room with Open Plan Kitchen
- Allocated Parking



PROPERTY DESCRIPTION

Spacious duplex apartment situated in a well regarded area in Baildon. Originally built as the old Sandals Primary School in Green Lane and was converted into luxury apartments in approx 2004. The property has electric heating and boasts large double glazed windows allowing plenty of light to flood in. Briefly comprises; hallway, large open plan living room with kitchen area to the ground floor. Stairs to large mezzanine bedroom and bathroom to the first. Outside, there are communal grounds, allocated and visitor parking. Internal viewing is essential to appreciate the size of the accommodation on offer. Council tax band C



ROOM DESCRIPTIONS

Entrance Hall

Entrance door and security entry phone.
Electric wall heater, under stairs cupboard and stairs to the first floor.

Living Room

Large double glazed windows, television point and electric wall heaters. Opening into ...

Kitchen Area

Range of oak shaker style base and wall units having a complimentary work surface over.
Electric oven, electric hob with extractor hood over. Stainless steel sink unit with mixer tap over. Integral slim line dishwasher and integral washing machine. Integral fridge and freezer.

First Floor

Landing

Electric wall heater, cupboard housing hot water cylinder

Mezzanine Bedroom

Large double glazed windows to the front.
Electric wall heater.

Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over, pedestal wash hand basin and low level w.c. Shaver point, part tiled walls and extractor fan.

Outside

Communal Grounds

Communal grounds. Allocated parking space and visitor parking.

Agent's Notes

This property is leasehold and has a remainder of a 999 year lease which commenced 01 January 2004. There is a ground rent and maintenance charge of £723.08 for the period 01/10/2023 to 31/12/2023.



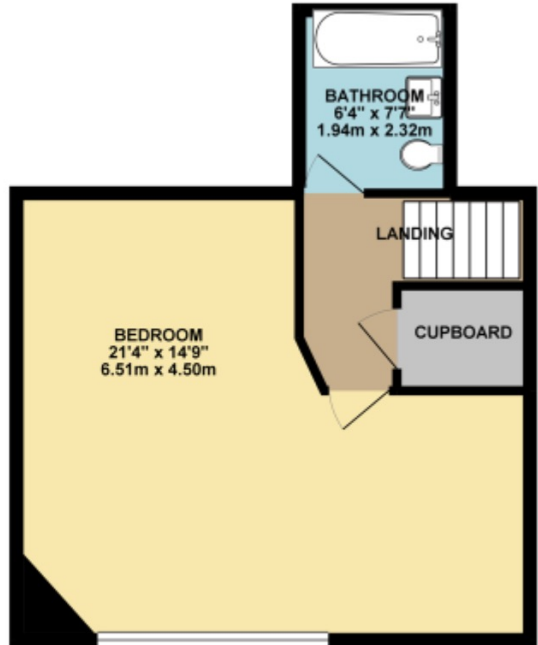
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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			
(69-80) C			
(55-68) D		55	66
(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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