



4 Oakwood Court, Woodbottom Close, Baildon, Shipley, BD17 7PN

NO CHAIN - Modern apartment currently providing TWO BEDROOM (master en-suite) ACCOMMODATION. This fine example benefits from a recent cosmetic re-fresh so YOU don't have to! And is further enhanced by a BALCONY. Will appeal to a variety of buyers and must be viewed internally to fully appreciate. Forming part of this ever popular and super convenient location offering access to SHIPLEY, BAILDON and beyond. Contact Robert Watts to arrange YOUR VIEWING today.

£130,000

4 Oakwood Court, Woodbottom Close, Baildon, Shipley, BD17 7PN

COUNCIL TAX Bradford

Band C

TENURE Leasehold

LEASEHOLD INFORMATION Our client advises a 999 year lease was granted from 1/1/2007 - the current service charge is £188 per month, we are awaiting confirmation of any ground rent charges or any additional costs - this information should be verified by your Solicitor prior to proceeding.

SECURE INTERCOM ENTRY SYSTEM Stairs lead up

HALL Useful store closet

LIVING ROOM 15'3" x 14'5" (4.65m x 4.4m)

Patio doors to balcony

KITCHEN 11'8" x 6'8" (3.56m x 2.03m)

Selection of modern wall and base units, work tops, sink unit built in oven, hob and extractor - integrated fridge freezer, plumbed for washing machine

BEDROOM 1 15'9" x 10'4" (4.8m x 3.15m)

EN-SUITE SHOWER ROOM Shower cubicle, WC and wash basin

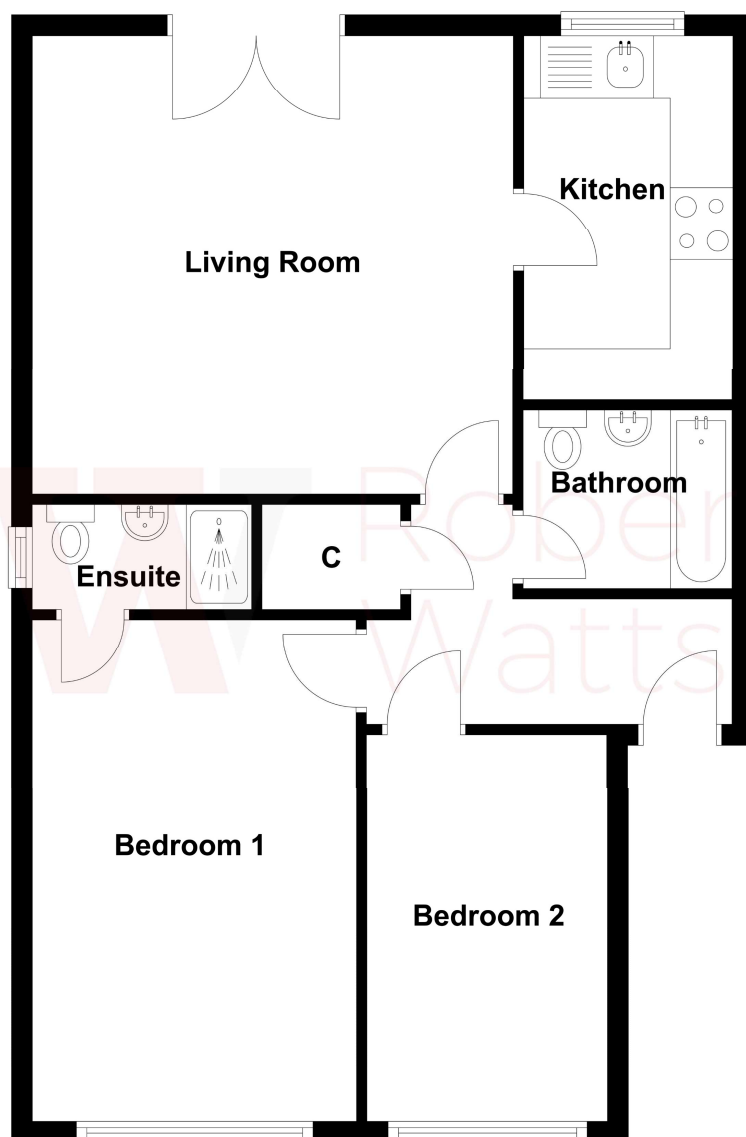
BEDROOM 2 12'4" x 7'5" (3.76m x 2.26m)

BATHROOM Three piece white suite, over bath shower and screen - fully tiled walls

OUTSIDE Residents parking

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		