



**10 Thorncrest, Green Road, Baildon BD17 6BS**  
**Asking Price Of £155,000**



# 10 Thorncrest

## Green Road

### Baildon BD17 6BS



SPACIOUS 2 BEDROOM 2 BATHROOM TOP FLOOR FLAT OFFERING APPROXIMATELY 93 SQM OF LIVING SPACE WITHIN THIS HANDSOME BUILDING WHICH STANDS IN NEAT GROUNDS AND HAS PRIVATE ALLOCATED PARKING.

Offered with the advantage of having NO ONWARD CHAIN, this attractive top floor apartment is worthy of an early appointment to view. Thorncrest was originally Baildon Town Hall, which was beautifully converted to create stunning homes, close to the Village centre and within easy walking distance of Baildon Train Station. The property has an EPC rating of D and is offered on the remainder of the lengthy 999 year lease which commenced in 2005. The accommodation comprises a spacious sitting room, a dining kitchen, two bedrooms, both doubles and two bathrooms. To arrange a viewing on this lovely home, ring Dale Eddison now to secure your time slot.



There are a variety of facilities available in Baildon centre including assorted independent shops, bars and restaurants with further amenities also found in nearby Guiseley and Shipley. There are also a number of schools in the area together with recreational facilities and beautiful open countryside with pleasant walks. Baildon train station is within easy reach providing regular services on the Ilkley to Bradford Foster Square line.

The accommodation with ELECTRIC HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

**ENTRANCE HALLWAY** Welcoming hallway having a deep storage cupboard.

**SITTING ROOM** 17' 1" x 14' 8" (5.21m x 4.47m) A well proportioned reception room having windows and additional Velux for excellent natural light. Two wall mounted radiators.

**DINING KITCHEN** 17' 1" maximum x 11' 5" (5.21m x 3.48m) Fitted wall and base units with complimenting work surfaces and tiled splashbacks. Inset stainless steel sink unit with mixer tap. Integrated electric oven, electric ceramic hob and cooker hood. Built in fridge, freezer, dish washer and washer dryer. Velux window and a wall mounted radiator.

**BEDROOM 1.** 14' 10" x 13' 9" (4.52m x 4.19m) Window and a wall mounted radiator.

**EN-SUITE** Good sized en-suite including a large walk in shower with a glazed screen, a wash hand basin and a low level w.c. Chrome heated towel rail and an extractor fan.

**BEDROOM 2.** 11' 6" x 10' 8" (3.51m x 3.25m) Window and a wall mounted radiator.

**BATHROOM W.C** Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over. Wash hand basin and a low level w.c. Chrome heated towel rail and a window.

**OUTSIDE** Thorncrest has communal areas and garden. The property has an allocated parking space accessed from the Green Road entrance.

**TENURE** We are advised that the property is Leasehold and has the remainder of a 999 year lease which commenced in 2005, leaving 982 years remaining as of 2022. The current service charge for the year 2022/23 is £594 per quarter (£2375.93 p.a. which is reviewed annually).

**COUNCIL TAX** City of Bradford Metropolitan District Council Tax Band C. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 437866

**MORTGAGE ADVICE** We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Linley and Simpson Sales Limited and Dale Eddison Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. We receive a maximum of £30 per referral.

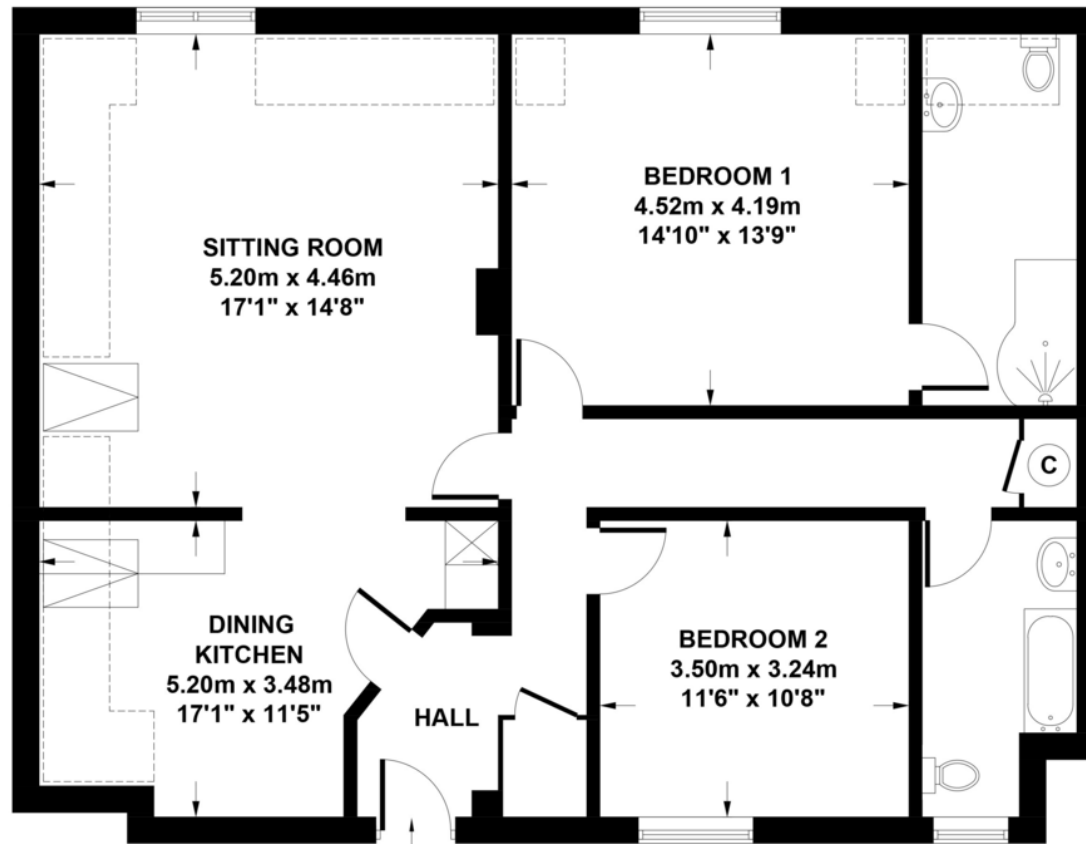
**VIEWINGS** We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's office on (01943) 465465, e-mail us [otley@daleeddison.co.uk](mailto:otley@daleeddison.co.uk) or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ.

**GENERAL** The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.



 = REDUCED HEADROOM BELOW 1.5M / 5'0



### 10 THORNCREST

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 846947)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.