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**LINLEY &
SIMPSON**



OAKWOOD COURT, WOODBOTTOM CLOSE, BAILDON, BD17 7PN

This property is over 1600 square feet and has its own entrance and private garden giving the feel of an individual dwelling or bungalow. An internal inspection is a must!

Offers In Region Of £195,000

Only from an internal inspection can you truly appreciate the size and quality of this property. Occupying the total ground floor of the block the property has the same square footage of a house and additionally the apartment benefits from its own entrance and private garden which very much lends to the feel of an individual dwelling/bungalow.

The property is extremely well presented throughout and comprises in brief of entrance hallway, lounge, dining kitchen, office, three double bedrooms master having en-suite facilities and house bathroom. Further benefits include economy seven electric heating, security alarm system, allocated and visitor parking.

Oakwood Court is within an easy walk to the local Tesco Store and transport links providing easy access into Leeds, Bradford, Otley and the airport. Furthermore the Train Station is close by for commuting into Leeds, Bradford and Skipton

You will be spoilt for choice with Baildon Village and the World Heritage site of Saltaire on your doorstep both offering an amazing selection of independent shops bars and restaurants.

This property will appeal to the more discerning buyer looking to potentially downsize without compromising on space. Viewing is highly recommended.

GROUND FLOOR

ENTRANCE

Double glazed entrance door and access to all rooms.

LOUNGE 18'4" x 14'7" (5.259m x 4.45m)

Double glazed patio door to front, wood effect fireplace with electric fire and central heating radiator.

HOME OFFICE 11'9" x 6'11"

KITCHEN/DINING ROOM 21'9" x 16'4"

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, built-in electric oven with electric hob and extractor hood over. Integrated washer/dryer, fridge freezer and dishwasher, tiled walls, laminate flooring, central heating radiator and double glazed window to side.

MASTER BEDROOM 18'4" x 14'4" (5.59m x 4.37m)

Patio doors to front, fitted wardrobes and central heating radiator.

EN-SUITE SHOWER ROOM

Fitted with a white suite comprising step-in shower cubicle, pedestal wash hand basin and low level WC. Fully tiled walls, central heating radiator and extractor fan.

BEDROOM TWO 18' x 9'5" (5.49m x 2.87m)

Window to front, central heating radiator.

BEDROOM THREE 14'5" x 9'11" (4.39m x 3.02m maximum)

Window to side, central heating radiator.

BATHROOM

Fitted with a white 3 piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Central heating radiator and extractor fan.

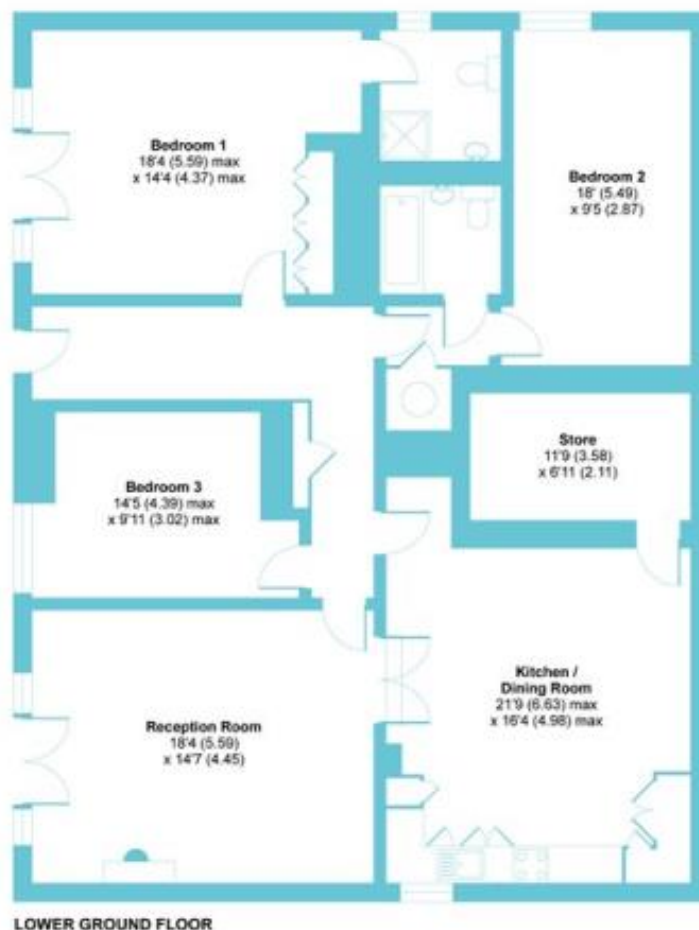
OUTSIDE

Allocated parking space and visitors parking.



Woodbottom Close, Baildon, Shipley, BD17

APPROX. GROSS INTERNAL FLOOR AREA 1619 SQ FT 150.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	60	61
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: We are advised the property is leasehold with approximately 989 years remaining. We are advised the annual service charge is £1,236 and the annual ground rent charge is £250. A buyer is advised to obtain verification from their legal representative.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.