

HUNTERS[®]

HERE TO GET *you* THERE



Upper Green

Baildon, Shipley, BD17 7NL

Offers In The Region Of £200,000



Council Tax: B



7-9 Upper Green

Baildon, Shipley, BD17 7NL

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Open Plan Dining Kitchen

Dining Room

Lounge

Inner Hall

W/C

Shower Room

Bathing Area

Double Bedroom 1

Double bedroom 2

Please Note

This property is subject to a flying freehold which may affect a mortgage application. We advise that you take legal advice and check with your mortgage broker before proceeding.

Please Note

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.



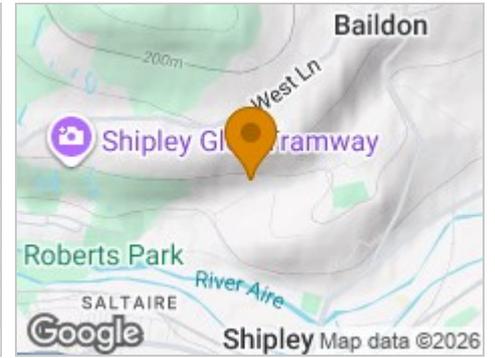
Road Map



Hybrid Map



Terrain Map



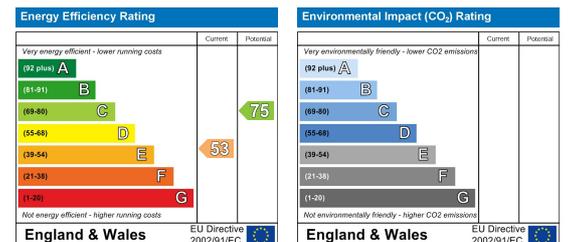
Floor Plan



Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.