

The School House West Lane Shipley, BD17 5DH

FOR SALE BY SHARPES AUCTIONS, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY 22ND OF OCTOBER 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. The School House presents a unique opportunity to acquire a beautifully converted former caretaker's residence, now transformed into an exceptional family home. This stunning property, newly developed, offers a perfect blend of modern living and classic charm, featuring generous interiors and impeccably landscaped gardens.

EPC- C
Tenure- Freehold
Council Tax- F

- FOR SALE BY SHARPES, MODERN AUCTION - 22ND OF OCTOBER 2026
- FIVE BEDROOM DETACHED
- EPC-C, TENURE- FREEHOLD, COUNCIL TAX A
- NEWLY BUILT TO THE HIGHEST SPECIFICATION
- PRESTIGIOUS AND HIGHLY SOUGHT AFTER LOCATION
- CALL TO BOOK A VIEWING

Auction Guide Price - £625,000

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Description

Tucked away, within expansive gated grounds off West Lane, The School House is a rare opportunity to acquire a beautifully converted former caretaker's residence, into an exceptional family home. This stunning newly developed property offers a harmonious blend of modern living, boasting generous interiors and impeccably landscaped gardens. Located in a prestigious and highly sought after location close to the Village centre, local amenities and good schools. The spacious accommodation briefly comprises a hallway, sep WC, living room, sun room, study/bedroom 5, fitted dining kitchen with integrated appliances and Bi-folding door, utility room. To the first floor are four good sized bedrooms, en suite shower room and stylish family bathroom with separate shower and Victorian Freestanding bath. Externally the property stands in large attractive landscaped gardens, extensively lawned and with a timber decking area enjoying a sunny southerly facing aspect. A gated drive (truncated)Location

West Lane is one of Baildon's most popular and sought after areas. The School House has has been imaginatively developed from the former caretakers house, of the quiet Sandals Primary School, with excellent access to the village centre and lovely walks on Shipley Glen. Standing next to the school grounds and playing fields. Baildon itself is a bustling and vibrant village that is situated on the borders of Bradford and Leeds. Enjoying a rural setting, Baildon is well known for its moorland beauty via Baildon Moor and Shipley Glen, yet has the convenience of excellent road and rail networks that link the village superbly with Leeds and Bradford making it an ideal choice for those wishing to commute.

The village centre is home to a wide variety of shops, bars and restaurants and is well served by a Co-Op supermarket with a local farmers market held on a monthly basis. Recreational facilities include a popular Golf Course, rugby, cricket and football grounds.
WC

Solicitors

Elite Solicitors
Ref:- Fiona Taylor

Brochure Prepared

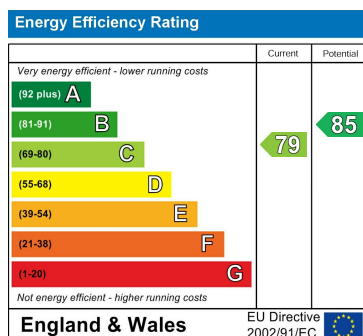
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Auctioneers Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.