



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

Strictly by appointment through WW Estates
 01274 693737
 wibsey@wwestateagents.com

Directions

See mapping.



Coll Place, Bradford, BD6 1AU
Auction Guide £95,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

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.



Coll Place, Bradford, BD6 1AU



**** FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ****

**STARTING BIDS £95,000 ** FEES APPLY **
No Onward Chain *** Ideal First Time Buy Or Investment *** Good Transport Links *** In Need Of Modernization *** Close To Local Shops And Amenities *** Plenty Of Potential.**

Three bedroom cottage in need of modernization being sold with no onward chain. The property is located close to amenities, schools, shops and ideally placed for commuting to Bradford & surrounding areas. Early viewing is advised to avoid disappointment.

The accommodation briefly comprises; Kitchen with wall and base units, oven, gas hob with extractor hood above and space for appliances, spacious lounge with dual aspect windows to the front and rear, feature fireplace and door to access the storage cellar. On the first floor the landing gives access to three bedrooms and the large family bathroom with bath, low level WC and hand wash basin.

Outside; There is an enclosed garden to the front of the property with patio seating area, lawned area and brick built storage. On road parking is available.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom cottage in sought after location being sold with no onward chain.

Rating authority
Borough Council Tax Band C

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold