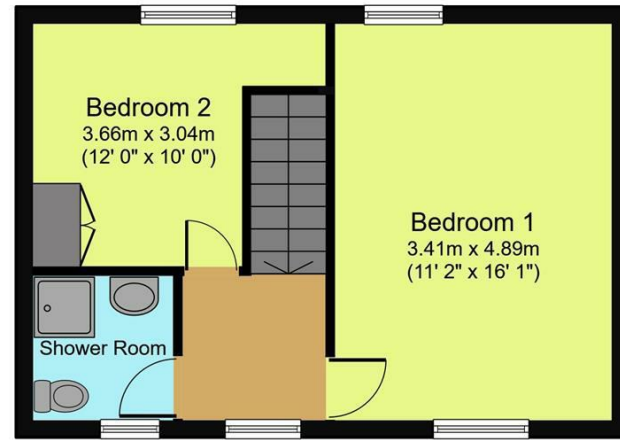


Ground Floor

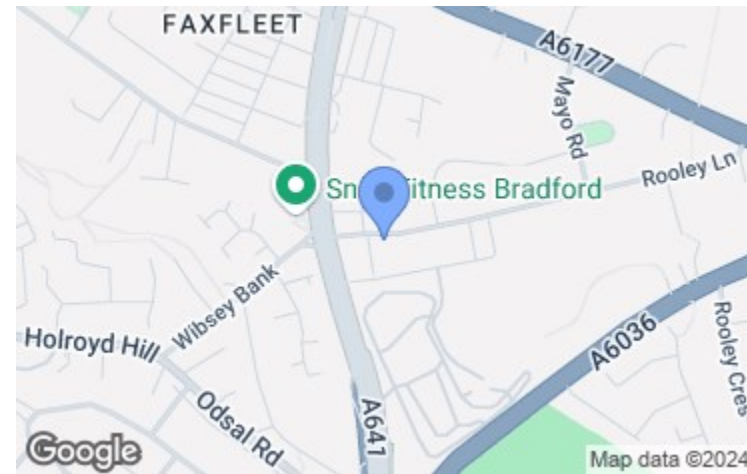


First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

See mapping.



Viewing arrangements

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

**Rooley Lane, Bradford, BD5 8LX
 Auction Guide £80,000**

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.



Rooley Lane, Bradford, BD5 8LX



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION *** STARTING BIDS £80,000 *** FEES APPLY *** No Onward Chain *** Plenty Of Potential *** Sought After Location *** Fantastic Transport Links. The property is well placed for many amenities, public transport links, Motorway and train station links, shops and schools.

Located in Rooley Lane, Bradford, this delightful two-bedroom cottage awaits its new owner. Perfect for those with a vision for modernization, this property is a blank canvas ready to be transformed into a cosy retreat.

As you step inside, you are greeted by a welcoming entrance porch leading to a lounge adorned with dual aspect windows that flood the room with natural light. The kitchen/diner boasts fitted wall and base units, a free-standing cooker, and ample space for your appliances, making it the heart of the home.

One of the highlights of this cottage is the

conservatory, offering a tranquil space to relax with French doors opening up to the rear garden, creating a seamless indoor-outdoor living experience.

Upstairs, you will find two generously sized double bedrooms, providing comfortable sanctuaries for rest and relaxation. The shower room features a convenient shower cubicle, low-level WC, and a hand wash basin, catering to your everyday needs.

Outside, the property boasts gardens to the front and rear, providing a green oasis to enjoy the outdoors. Additionally, on-road parking is available for your convenience.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Two bedroom cottage in need of modernization and being sold with no onward chain.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p>Tenure Freehold</p>
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