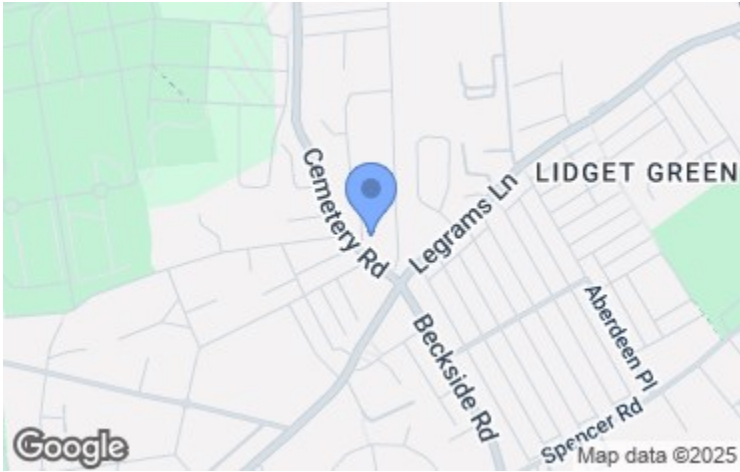




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Club Street, Bradford, BD7 2PB
Auction Guide £50,000

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.



FOR SALE BY MODERN METHOD OF AUCTION *** STARTING BIDS £50,000 *** FEES APPLY *** No Onward Chain *** One Bedroom Yorkshire Stone Cottage *** Ideal First Time Buy Or Investment. Located on Club Street, Bradford, this delightful mid-terrace cottage offers a perfect blend of modern living and traditional character. This one-bedroom Yorkshire stone cottage is being sold with no onward chain, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you are welcomed into an open plan kitchen and living room, designed to create a warm and inviting atmosphere. The kitchen is fitted with contemporary wall and base units, complete with an oven, gas hob, and extractor hood, as well as space for your appliances. This layout not only maximises space but also encourages a sociable environment for entertaining guests.

The upper floor boasts a generous double bedroom, providing a peaceful retreat after a

long day. The bathroom is well-appointed, featuring a bath with a shower over, a low-level WC, and a hand wash basin, ensuring all your needs are met.

Outside, the property benefits from a charming garden to the front, perfect for enjoying the fresh air or tending to your plants. On-road parking is also available, adding to the convenience of this lovely home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
One bedroom Yorkshire stone cottage being sold with no onward chain.

Rating authority
Borough Council Tax Band A

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.

Tenure
Freehold