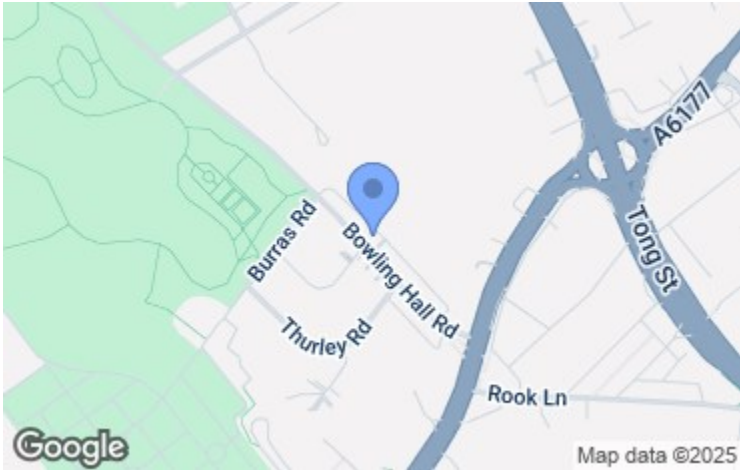




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

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.

Bowling Hall Road, Bradford, BD4 7SX
Auction Guide £95,000



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION *** STARTING BIDS £95,000 *** FEES APPLY *** NO ONWARD CHAIN *** IN NEED OF MODERNIZATION *** THREE DOUBLE BEDROOMS. Located on Bowling Hall Road in Bradford, this three-bedroom through terrace house presents an excellent opportunity for those looking to create their ideal home. While the property is in need of modernization, it is being sold with no onward chain, allowing for a smooth transition for prospective buyers.

Upon entering, you are welcomed into a spacious lounge that offers ample room for relaxation and entertaining. The kitchen is equipped with fitted wall and base units, an oven, an electric hob with an extractor hood, and space for additional appliances, making it a practical space for culinary endeavours. The property also boasts a cellar, providing extra storage or potential for further development.

The first floor features two double bedrooms,

perfect for family living or guest accommodation. The family bathroom is conveniently located, complete with a bath, low-level WC, and hand wash basin. Ascending to the second floor, you will find a further spacious double bedroom, which could serve as a master suite or a versatile space for various needs.

Outside, the property benefits from low-maintenance front and rear gardens, ideal for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces. On-road parking is readily available, adding to the convenience of this delightful residence.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom though terrace house in need of modernization and being sold with no onward chain.

Rating authority
Borough Council Tax Band A

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

Tenure
Freehold