



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	59	71
(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.

Grayswood Crescent, Bradford, BD4 9EG
Auction Guide £90,000

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 £90,000 *** FEES APPLY *** In Need Of Modernization *** Sold With Tenant In Situ *** Great Investment Opportunity *** Located in the desirable area of Grayswood Crescent, Bradford, this semi-detached house offers a wonderful opportunity for investors. Built in 1955, this property boasts a generous living space of 1,044 square feet, making it an ideal home for those seeking comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the expansive kitchen/diner, which features fitted wall and base units, a range cooker with an extractor hood, and a breakfast bar, providing ample space for culinary creations and family gatherings. There is also room for various appliances, ensuring practicality in everyday living.

The first floor comprises three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed, featuring a bath, low-level WC, and hand wash basin, catering to the needs of the household.

Outside, the property boasts a generous enclosed garden to the rear, providing a private outdoor space for children to play or for hosting summer barbecues. The block-paved driveway at the front of the house offers off-road parking for up to three vehicles, a valuable asset in this bustling area.

This property is being sold with a tenant in situ, making it an attractive option for investors looking to expand their portfolio. With its blend of space, functionality, and a prime location, this semi-detached house is a fantastic opportunity not to be missed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom semi-detached property being sold with tenant in situ.

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