
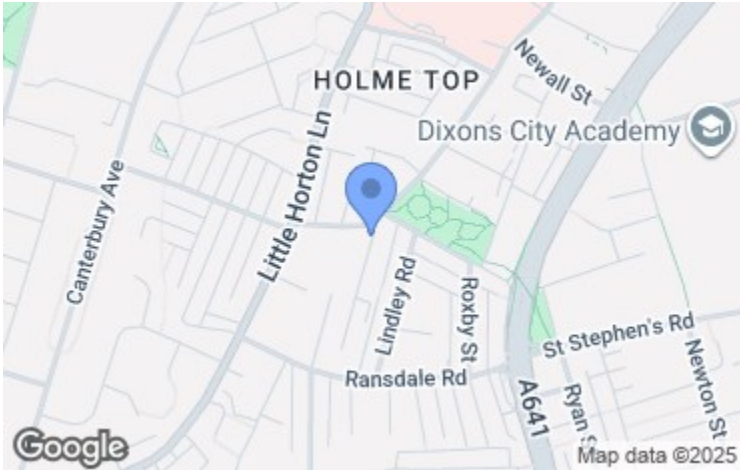


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.



Greaves Street, Bradford, BD5 7PE  
Auction Guide £50,000





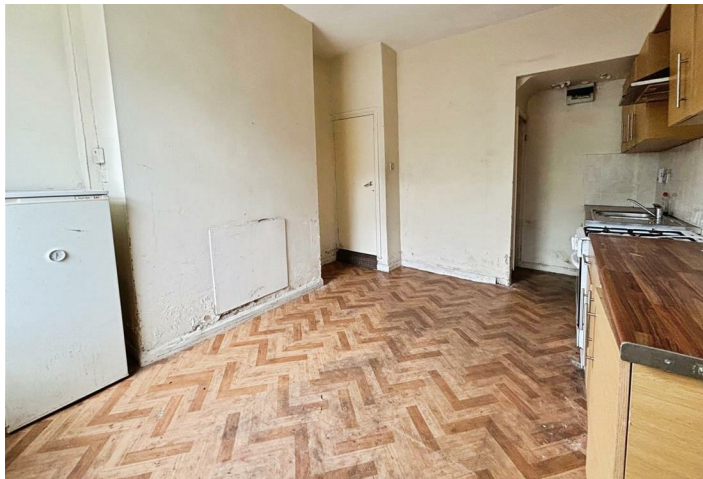
FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\*\* STARTING BIDS £50,000 \*\*\* FEES APPLY \*\*\* No Onward Chain \*\*\* In Need Of Modernization \*\*\* Two Double Bedrooms \*\*\* Open Plan Kitchen/Living Room. Located on Greaves Street in Bradford, this back-to-back house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed open plan kitchen and living room, featuring fitted wall and base units, a free-standing cooker, and an extractor hood, providing a functional space for cooking and entertaining.

There is also a useful cellar, perfect for additional storage. Ascending to the first floor, you will find a generous double bedroom alongside the family bathroom, which is equipped with a bath, low-level WC, and hand wash basin, ensuring convenience for daily living. The second floor hosts another spacious double bedroom, complemented by a separate study or office, ideal for those who work from

home or require a quiet space for study.

Outside, the property offers a low-maintenance enclosed garden, perfect for enjoying the outdoors without the burden of extensive upkeep. On-road parking is readily available, adding to the convenience of this delightful home.

This property is being sold via auction with no onward chain, making it an attractive option for those looking to move swiftly. With its practical layout and prime location, this house is a wonderful opportunity to create a comfortable living space in Bradford.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Two bedroom rear back-to-back being sold via auction 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