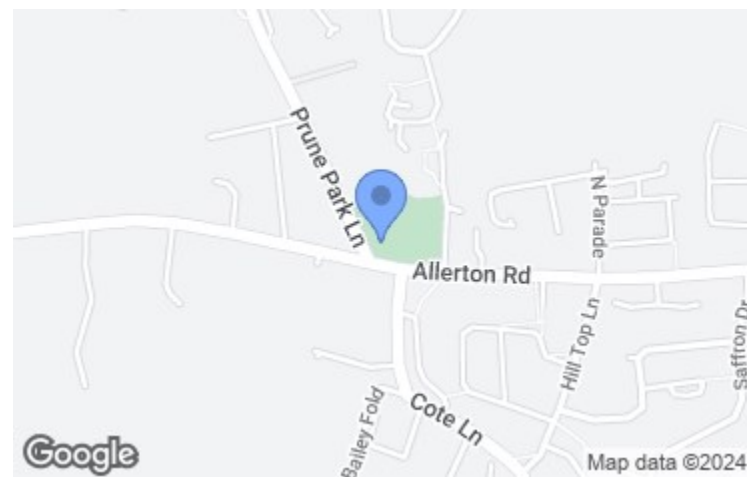




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See mapping.



Prune Park Lane, Bradford, BD15 9JA Auction Guide £40,000

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.



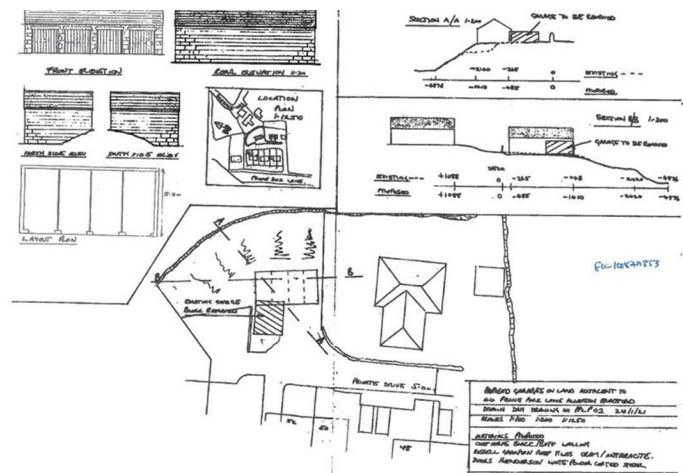
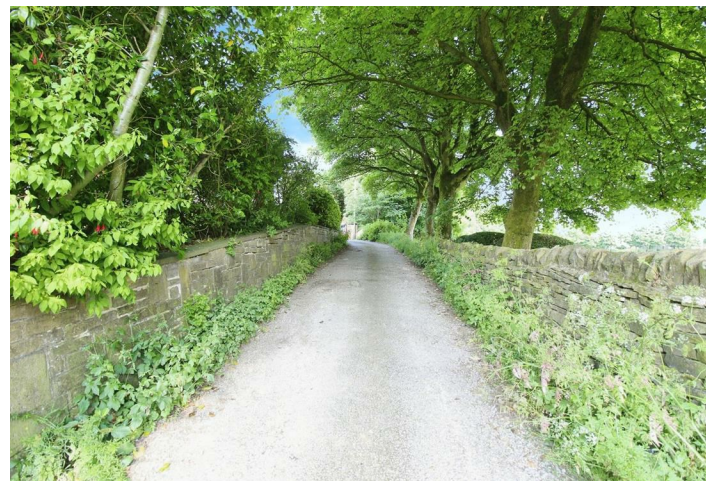
**** FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ****

**STARTING BIDS £40,000 ** FEES APPLY **
POTENTIAL BUILDING PLOT STPP ***
CLOSE TO LOCAL SHOPS AND AMENITIES
*** NO ONWARD CHAIN *** SOUGHT
AFTER LOCATION.**

An excellent opportunity to acquire a Freehold site with building potential, subject to necessary permissions and regulations. This parcel of land is situated just off Prune Park Lane and is accessed via a private driveway. The land is situated on the edge of the popular village of Allerton.

The village offers a broad range of shops and amenities, recreational areas and well respected primary and secondary schools. The location is considered to be within daily commuting distance of many West Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.

Planning permission granted in 2021 to demolish two existing garages and construct four new garages. Ref 21/01730/FUL.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Potential building plot for sale in sought village location.

Rating authority
Borough Council Tax Band

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