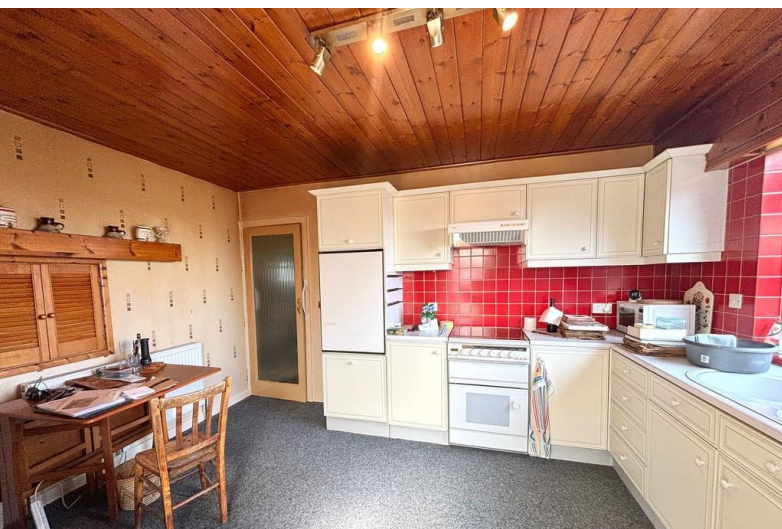




## 22 Ogden Crescent

- THREE BEDROOM DETACHED HOUSE
- INVESTMENT OPPORTUNITY
- MODERN METHOD OF AUCTION
- TWO GARAGES

**Auction Guide Price £260,000**  
EPC Rating 'TBC'







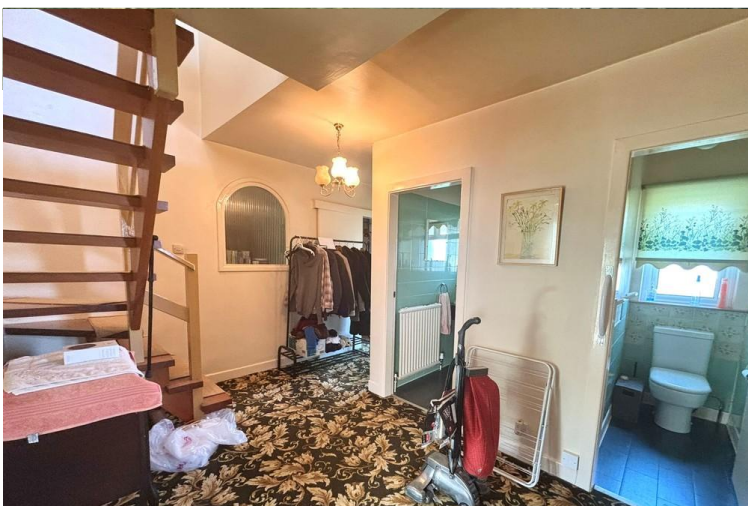
## Property Description

### DESCRIPTION

A rare opportunity to acquire this three-bedroom detached property, offering immense potential for improvement and personalisation. Set in a private, elevated position, this home enjoys panoramic views of the surrounding countryside, making it ideal for those seeking peace, space, and scope to create their dream home. Offered with no onward chain, this property is available to purchase via the Modern Method of Auction, providing a transparent and secure way to buy with fixed timeframes. An excellent opportunity not to be missed – ideal for developers, investors, or anyone looking to create a bespoke home in a superb location.

### ENTRANCE HALL

8' 07" x 4' 05" (2.62m x 1.35m) A bright and good-sized porch, offering a welcoming entryway to the property. Ideal for storing coats and shoes, this space adds both practicality and charm to the home's entrance.







#### HALLWAY

13' 11" x 12' 10" (4.24m x 3.91m) A welcoming hall providing access to all ground floor rooms and featuring a staircase leading to the first floor. A practical and well-laid-out space that forms the central hub of the home.

#### KITCHEN/DINER

13' 01" x 13' 10" (3.99m x 4.22m) A good-sized kitchen diner offering beautiful views that create a pleasant and inviting atmosphere. The kitchen features a range of wall and base units providing ample storage and workspace. A boiler installed within the last two years ensures efficient heating and hot water. This space is ideal for both cooking and dining, perfect for family meals or entertaining guests.



#### LIVING ROOM

25' 11" x 20' 00" (7.9m x 6.1m) A fantastically spacious living room, perfect for both relaxing and entertaining. The room is filled with natural light thanks to two side-facing windows and additional rear-facing windows that offer lovely views. Multiple central heating radiators ensure the space remains warm and comfortable year-round, while the generous proportions provide plenty of layout options for furniture.

#### OCCASIONAL ROOM

9' 07" x 13' 11" (2.92m x 4.24m) A good-sized and flexible space that can be used as a fourth bedroom, study, dining room, or second sitting area, depending on your needs. A rear-facing window offers lovely views and allows for plenty of natural light, making this a bright and functional room suitable for a variety of uses.



#### BATHROOM

5' 06" x 5' 06" (1.68m x 1.68m) Fitted with a hand wash basin and bathtub, the bathroom features fully tiled walls for a clean and practical finish. A side-facing window provides natural light and ventilation, enhancing the bright and functional space.

#### TOILET

2' 07" x 5' 06" (0.79m x 1.68m) A convenient separate toilet with a side-facing window for natural light and ventilation, ideal for busy households or guests.



#### BEDROOM ONE

12' 10" x 13' 11" (3.91m x 4.24m) A generously sized double bedroom featuring a large rear-facing window that captures breathtaking views of the surrounding landscape. The room benefits from a central heating radiator and comes complete with fitted wardrobes, offering ample storage while maximising space and functionality.





#### BEDROOM TWO

10' 07" x 12' 00" (3.23m x 3.66m) A good-sized bedroom with a front-facing window allowing for plenty of natural light. The room is fitted with a central heating radiator and also offers access to the loft, providing convenient additional storage or potential for further development (subject to the necessary consents).

#### BEDROOM THREE

9' 00" x 7' 00" (2.74m x 2.13m) A light and airy room featuring a side-facing window that brings in plenty of natural light. Ideal as a single bedroom, nursery, or home office, this versatile space offers flexibility to suit a range of needs.



#### EXTERIOR

The property is set on a generous plot with beautifully maintained wrap-around gardens extending to the front, side, and rear. A standout feature is the large driveway, offering ample off-road parking for multiple vehicles and leading to two garages – one of which benefits from an electric door for added convenience. The outdoor space combines paved patio areas ideal for seating and entertaining, with lush lawned sections bordered by mature trees, shrubs, and established flower beds, creating a peaceful and colourful setting throughout the seasons. Whether you're a keen gardener or simply enjoy relaxing outdoors, the garden offers privacy, space, and versatility, making it a perfect extension of the home.



#### AUCTION INFORMATION

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested







from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.



#### **PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

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**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.