



34 Hill End, Bradford, West Yorkshire, BD7 4RR
Guide Price £250,000

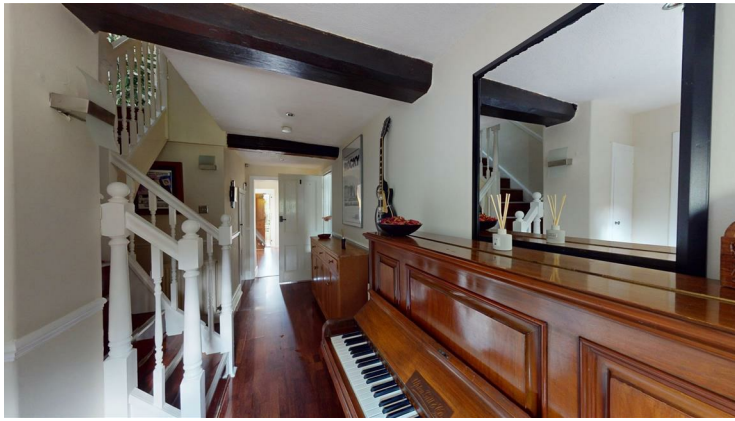
For sale by Secure Sale Online Bidding. Starting bid £250,000. Terms and Conditions apply

HAMILTON BOWER are pleased to offer for sale this well-presented and characterful Grade II listed FOUR BEDROOM END TERRACED FAMILY HOME located in Bradford - BD7. With off-street parking for multiple cars, two reception rooms, and a large well-presented garden, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hall, dining kitchen, lounge, dining room, utility room, WC, three double bedrooms, a single fourth bedroom and family bathroom. Externally the property has a generous garden complete with sauna to the front, enclosed paved garden to the rear, storage cellar, 2 detached garages and workshop and finally private car park for 6 cars. The property offers great character throughout with overhead beams and feature fireplaces, and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

GROUND FLOOR

Entrance Hall



Spacious entrance hall offering access to all ground floor rooms and first floor staircase with understairs storage and built in shoe cupboard.

Dining Kitchen



Generous open-plan dining kitchen with stunning original stone fireplace.

New laminate flooring throughout and a recently refitted kitchen with solid teak worktops and tiled splashbacks. Ample space for a large dining table.

Appliances include - range cooker and extractor set into the fireplace, dishwasher, fridge/freezer, sink with drainer.

Lounge



Spacious lounge to the front of the property accessed from the kitchen or the hall with double windows overlooking the gardens.

The room features a large marble fireplace with living flame gas fire and built-in wooden shelving to the alcove.

Dining/Reception Room



Second reception room for the property, with a view to the garden.

Features include a magnificent carved wooden fireplace with living flame gas fire and original overhead wooden beams.

Utility Room



Utility room leading off the kitchen with access through to the WC.

Fitted with a good range of matching units with solid teak worktops and space/plumbing for appliances. Large pull out larder cupboard and integrated fridge/freezer.

WC



Ground floor WC with wash basin.

Cellar
9'10" x 8'7" (3.02m x 2.64m)



Good-sized cellar with external access offering useful storage space for the property.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the front of the property with views over the garden. A light airy room with high ceiling and fitted wardrobes.

Bedroom



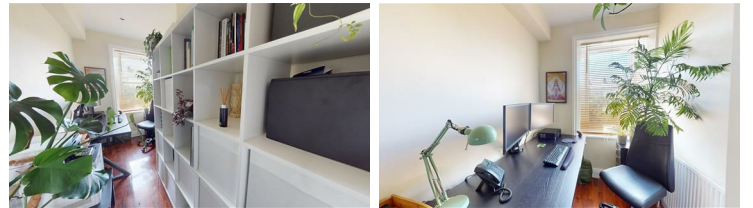
Second double bedroom with views over the garden. Built in alcove wardrobe with storage cupboards and drawers and ample space for a double bed and furniture.

Bedroom



Third bedroom, a further double bedroom with original oak beam and dual velux windows. With built in alcove storage and under eaves storage accessible.

Bedroom/Home Office



Fourth bedroom, a single room with a view to the front of the property. Currently used as a home office but offering space for a single bed.

Bathroom



House bathroom to the rear of the property sitting centrally on the first floor.

Fully tiled floor and walls with four-piece bathroom suite—separate shower, large bath, WC, wash basin and built in storage cupboards.

EXTERNAL



Garden



The property benefits from a substantial south facing garden to the front which is an ideal sun-trap - perfect for this family home. With a Yorkshire stone patio area leading from the house, central lawns, and mature border trees/shrubs offering great privacy.

The garden has a gated path running to the front door, and finally a detached sauna (pictured).

Sauna



A great addition to the property, a detached sauna sitting on the patio area to the front of the garden.

Rear Garden



A low-maintenance Yorkshire stone paved garden to the rear of the property with external access to the storage cellar and gated entrance to the rear car park.

Drive & Parking

Included in the property is a private car park for 6-7 vehicles accessed via a private road leading off Windermere Road.

Garages



There are two single garages included with the property but these are in need of repair.

Workshop



Useful renovated workshop with power, lighting and velux window with feature beams and spotlights.

AUCTION

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.


Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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		
		83
	57	
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 