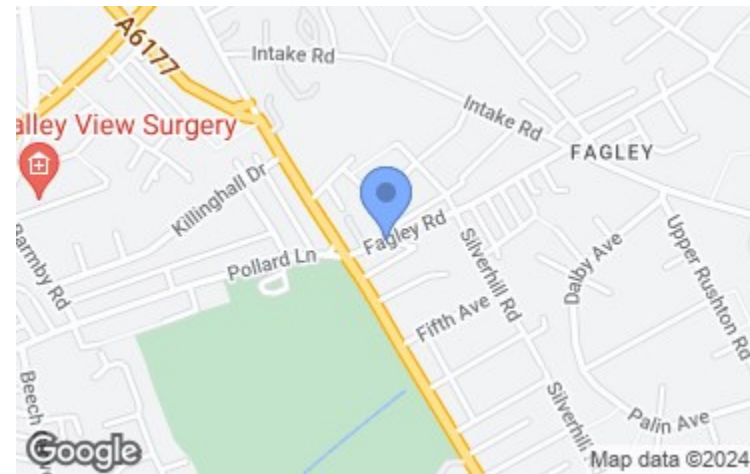




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>36</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Directions**

see mapping



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwestateagents.com

**Fagley Road, Bradford, BD2 3LY  
 Auction Guide £70,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@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.



Fagley Road, Bradford, BD2 3LY



**\*\* FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\* STARTING BIDS £70,000 \*\* FEES APPLY \*\* 4 BEDROOMS \*\* CELLAR \*\* YORKSHIRE STONE TERRACE \*\* IN NEED OF FULL MODERNISATION \*\* POPULAR LOCATION \*\***

This is a fabulous opportunity to renovate this spacious property which is in a popular location.

The property briefly comprises:- Access is through a timber door into the entrance hallway which leads to the living room and spacious kitchen/diner.

The living room has a gas fire, radiator, coving ceiling decor and a large picture window.

The hand made kitchen is fitted with a range of wall and base units, including breakfast bar. There is a stainless steel sink with mixer tap, space for a free standing cooker, fridge/freezer, plumbing for a washing machine, original lead windows, gas fire and access to the large 3 room

cellar.

On the first floor there are two bedrooms and the family bathroom. Bedroom 1 on the first floor has fitted wardrobes, whilst the 2 double bedrooms on the second floor both have an array of hand built storage including a selection of cupboards and drawer units.

The bathroom comprises:- panelled bath, pedestal sink and WC.

Outside to the front there is a garden with hedging and lawn, to the rear there is a small yard.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

This is a 4 bedroom terraced property with a large cellar in a popular residential area close to a number of local amenities.

**Rating authority**  
Borough Council Tax Band A

**Services**

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold