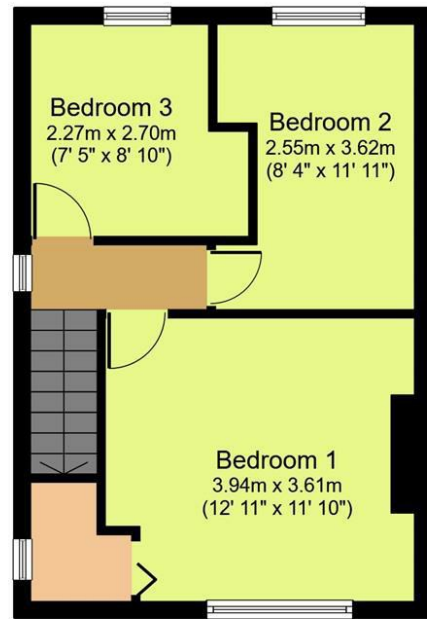




Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(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 627444
 sales@wwstateagents.com



Directions

See mapping



Musgrave Road, Bradford, BD2 3JX
Auction Guide £110,000

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



Musgrave Road, Bradford, BD2 3JX



**** FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ** STARTING BIDS £110,000 ** FEES APPLY ** SEMI DETACHED ** 3 BEDROOMS ** AMPLE SPACE TO EXTEND (subject to pp) ** CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES ****

The accommodation briefly comprises: entrance vestibule, spacious lounge benefiting from a timber surround, picture window allowing lots of natural light to flow in complemented by light fresh décor with picture rail and laminate flooring.

The fitted kitchen consists of a range of base & wall units in Oak effect with contrasting worktops, stainless steel bowl & half sink with ceramic tiled splash backs. Free standing oven, space for fridge, freezer, dryer and plumbed for a washer. Finished with cushion flooring. Timber rear door giving access to large PVCu conservatory with carpet floor and French doors opening to the rear. The bathroom comprises:- Ground floor three piece bathroom suite with

corner bath, pedestal sink, push button w.c. and finished with ceramic tiling and carpet flooring.

All three bedrooms are situated on the first floor alongside the bathroom, all of a good size and finished with light décor and carpet flooring, bedroom 1 has an en-suite shower room, a wide range of fitted wardrobes and storage cupboards, along with pine panelled walls and carpet flooring.

Externally the property benefits from off road parking to the front with plants and shrubs, driveway to the side leading to rear garden having paved patio and an array of fruit tree's, shrubs and plants, enclosed with timber boundary fencing.

Fully Double glazed & gas central heated, however the boiler is currently not in working order.

A MUST SEE PROPERTY!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a 3 bedroom semi-detached property which has ample room to extend (subject to pp) and does require some modernisation

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