



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Directions

See Mapping.



Viewing arrangements

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

High House Road, Bradford, BD2 4EY
Auction Guide £140,000

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.



High House Road, Bradford, BD2 4EY



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ** STARTING BIDS £140,000 ** FEES APPLY ** SEMI-DETACHED ** 3 BEDROOMS ** LARGE CORNER PLOT WITH ROOM TO EXTEND ** OFF ROAD PARKING & DOUBLE GARAGE ** NO CHAIN.

This spacious family home is situated in a popular residential location close good local schools and amenities, there is ample room to extend to the side & rear to make this a beautiful family home or potential building plot subject to planning permission.

Access is through side doors. The front side leads into the spacious hallway with staircase to first floor landing, under stairs and bespoke storage unit. Access to spacious lounge & kitchen, the lounge which is bright and airy with two PVCu picture windows allowing an abundance of natural light to flow through, there wall mounted fire, light papered walls and serving hatch. C/H radiators and carpet flooring.

The kitchen has a range of cream base and wall units with complimentary marble effect roll edge worktops with ceramic tiled splash back, inset stainless steel sink with mixer tap, Integrated double oven with gas hob and extraction hood, space for fridge freezer, PVCu side door to rear garden, PVCu windows over looking the rear of the property, useful pantry storage.

Upstairs you will find the 3 bedrooms and family bathroom. Bedrooms 1 & 2 are doubles with PVCu windows & carpet flooring. Bedroom 3 is ample size with fitted storage. The bathroom is a part tiled with a 3 piece suite, comprising of bath tub, over shower with splash curtain, chrome fittings, pedestal sink and cushion flooring.

The front garden has a laid lawn with mature planted borders, concrete driveway leading to the double detached garage. To the side and rear is a large private garden, with patio area, lawn with mature plants, trees and shrubs and is enclosed by stone walling.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
This Will Make A Beautiful Family Home With Ample Room To Extend Or Potential Building Plot S.T.P.P.

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