
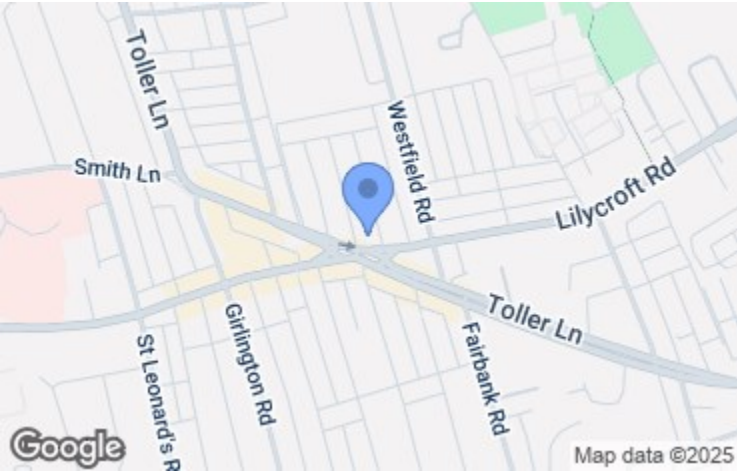




| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         | 76  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   | 56      |   |
| (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@wwestateagents.com

Directions

See Mapping.

Heidelberg Road, Bradford, BD9 5EA  
Auction Guide £80,000

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.





Heidelberg Road, Bradford, BD9 5EA

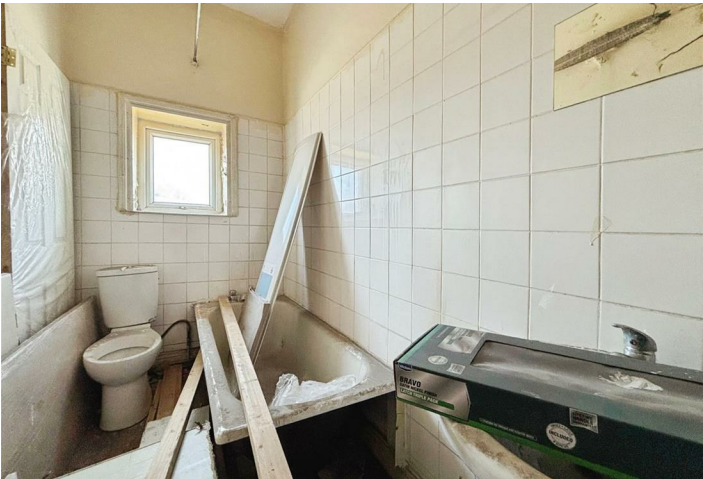
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**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* BUYERS FEES APPLY \*\* STARTING BID £80,000 \*\* CASH BUYERS \*\* SUPERB POTENTIAL \*\* 2 BEDROOMS \*\* GENEROUSLY PROPORTIONED ROOM SIZES \*\* IDEAL FOR INVESTORS \*\* A two bedroom mid through stone terrace situated within popular residential location, in need of full modernisation, part works completed.**

Entering through a PVCu door to front, the property has a large lounge with bay window, deep set cornice and picture rail with decorative Lincrusta boarder, fresh plaster, new skirting and door. The dining kitchen area has a fitted base unit and sink, boiler and part plastered walls.

Stairs to the first floor landing leads to master double bedroom and generous second bedroom and family bathroom, all fitted with gas central heating a a double glazed windows. The bathroom has a new 3 piece white suite with bath tub, push button W.C. had wash pedestal with chrome fittings and part tiled walls, needs

finishing.  
Externally, the property benefits from yards to front and rear.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
2 Bedroom Through Terrace With Superb Potential,  
Sold By Modern Method Of Auction.

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