



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		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Summerbridge Drive, Bradford, BD10 0ER
Auction Guide £140,000

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.

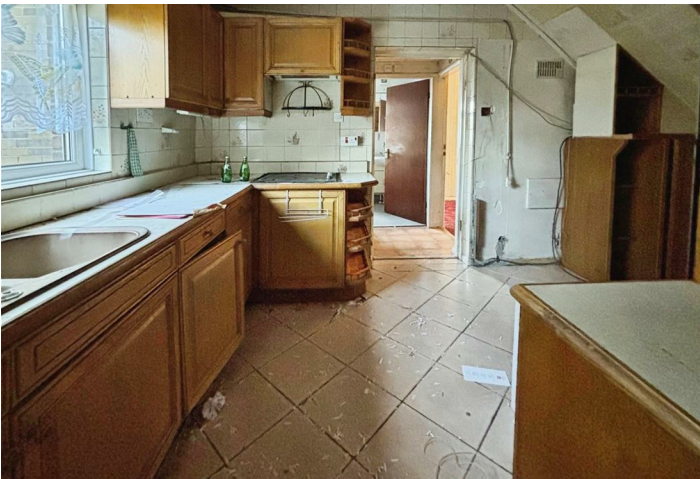
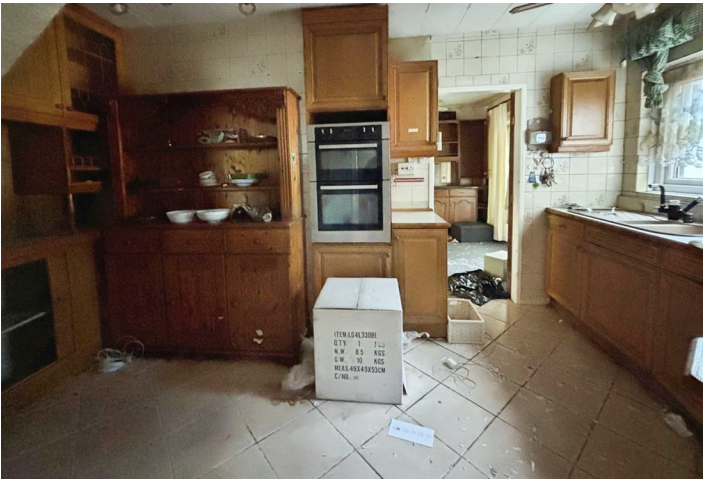
**** 5 BEDROOMS ** TWO RECEPTION ROOMS ** EXTENDED HOME WITH SUPERB POTENTIAL ** FULL MODERNISATION REQUIRED ** SOLD BY MODERN METHOD OF AUCTION ** BUYERS FEES APPLY ** STARTING BID £140,000 **** Offered the market with no onward chain and superb potential is this extended 5 bedroom semi-detached home, for sale by modern method of auction.

The property sits on a quiet cul-de-sac with excellent transport links, close to an array of local amenities, and within the catchment for well-regarded schools, offering a fantastic opportunity to create the perfect family home for larger families.

The house comprises as entrance porch, entrance hall, large through lounge with access to a conservatory extension, a kitchen, separate utility room and second reception room to the ground floor, with 5 bedrooms a family bathroom to the first floor and access to the loft via a loft hatch and drop down ladder.

Externally, the property benefits from a driveway providing off-street parking for one car, and a garden to the front with mature trees and bushes. To the rear, an enclosed garden, laid to lawn with fenced and mature garden borders.

The property is in need of a full schedule of updating works to be completed in order to make it into the family home it could be, with no gas central heating fitted however PVCu double glazing has been installed previously. The property would be ideal for investors, developers and/or a family looking for a project. Early internal viewings, highly recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
5 Bedroom Semi-Detached Home In Need Of Full Modernisation, Ideal For Investors And Developers Alike.

Rating authority
Borough Council Tax Band B

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