



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.

Yewdall Way, Bradford, BD10 8EE
Auction Guide £90,000

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.

Yewdall Way, Bradford, BD10 8EE

 1  2  1

**** 2 BEDROOMS ** MODERN TOWNHOUSE**
**** IN NEED OF SOME MODERNISATION ****
IDEAL BUY TO LET INVESTMENT ** SOLD
BY MODERN METHOD OF AUCTION **
STARTING BID £90,000 ** BUYERS FEE
APPLY ** This two bedroom through modern townhouse is an ideal buy to let investment, in need of some modernisation throughout and offered to the market with no onward chain.

The ground floor briefly comprises of an entrance hall, a kitchen, in need of refurbishment but with space and plumbing for all appliances and sink and drainer inset, a light and airy lounge leading to a conservatory extension to the rear aspect. With neutral decor and laminate flooring throughout the ground floor. The first floor includes a generous main double bedroom and a single bedroom, both with gas central heating and double glazing, alongside a family bathroom, part tiled with a white three piece suite consisting of a bath and electric shower over, low level flush w/c and wash hand basin.

Externally, the property benefits from off-street parking to the front and a fully enclosed garden to the rear, mainly laid to lawn with fenced borders.

Equipped with gas central heating, PVCu double glazing and in need of some modernisation, this property posing a fantastic buy to let opportunity. Ideally situated within a popular residential location, with excellent transport links and within catchment for well-regarded schools. Early internal viewings are highly recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

2 Bedroom Modern Townhouse In Need Of Some Modernisation Throughout, Sold Via The 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