



## Hastings Terrace, Little Horton, Bradford, BD5 9PL

- FOR SALE BY THE MODERN METHOD OF AUCTION
- AN IDEAL PROJECT / PART COMPLETED
- TWO RECEPTION ROOMS
- NEWLY PLASTERED THROUGHOUT - PART WIRED
- EPC RATING GRADE D
- FIRST TIME BUYERS / INVESTORS / BUILDERS
- ACCOMMODATION OVER FOUR FLOORS
- DOUBLE GLAZING - CENTRAL HEATING
- COUNCIL TAX BAND A

**Guide Price £110,000**



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## DESCRIPTION

HUNTERS BRADFORD PRESENTS - HASTINGS TERRACE - BD5

FOR SALE BY THE MODERN METHOD OF AUCTION

GUIDE PRICE STARTS AT £110,000 - BUYER FEES APPLY - SOLD AS SEEN

Auction closes 26th April 2024 at 11am, the auction can close early if an acceptable bid is placed.

The property has been plastered throughout and part wired, set over four floors, a great starter home to make your own or a project for the right buyer.

FIRST TIME BUYERS / INVESTORS - AN IDEAL PROJECT / PART COMPLETED - ACCOMMODATION OVER FOUR FLOORS - TWO RECEPTION ROOMS - FOUR BEDROOMS - DOUBLE GLAZING - CENTRAL HEATING - NEWLY PLASTERED THROUGHOUT - PART WIRED - COUNCIL TAX BAND A - EPC RATING GRADE D

### BASEMENT

Accessed from reception room 2 via stairs, with radiator and houses both gas and electric meters.

### GROUND FLOOR

Enter reception room 1, a good size room with fireplace, window and access to reception room 2. Reception room 2 is a similar size to reception 1 and gives access to the kitchen / utility room. The kitchen / utility has plumbing, looks over the rear and has a door to access the rear.

### FIRST FLOOR

From the landing there is access to bedroom 1, bedroom 2 and the bathroom. Bedroom 1 is a double room to the front, bedroom 3 is a single room to the rear, the bathroom is also to the rear has WC and shower

### SECOND FLOOR

To the second floor and bedrooms 3 and 4, both have Dormer's.

### EXTERNAL

To the front is a small yard and to the rear a gated yard area.







### Viewings

Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

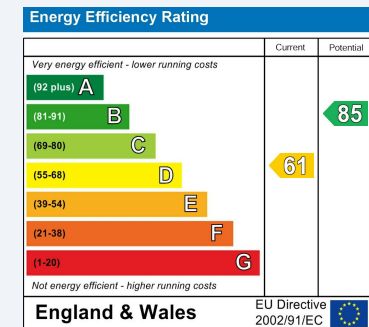
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

