

## Denby Street REF TN, Manningham, Bradford, BD8 8EH

- FOR SALE VIA THE MODERN METHOD OF AUCTION
- FOUR-BEDROOM MID THROUGH TERRACE
- BREAKFAST KITCHEN
- DOUBLE GLAZING
- COUNCIL TAX BAND A
- SOLD AS SEEN - CASH BUYERS ONLY
- ACCOMMODATION OVER FOUR FLOORS (INCLUDING CELLAR)
- TWO DORMA BEDROOMS
- GAS CENTRAL HEATING
- EPC RATING GRADE D

**Guide Price £120,000**

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HUNTERS BRADFORD PRESENTS - DENBY STREET BD8

FOR SALE VIA THE MODERN METHOD OF AUCTION - SOLD AS SEEN - CASH BUYERS ONLY

Online Auction Closes 18th October 2024 at 11am - bids can be entered at anytime, the auction can close early if an acceptable bid is given.

FOUR-BEDROOM MID THROUGH TERRACE - ACCOMMODATION OVER FOUR FLOORS (INCLUDING CELLAR) - BREAKFAST KITCHEN - THREE PIECE BATHROOM IN NEED OF REPLACEMENT - TWO DORMA BEDROOMS - DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND A - EPC RATING GRADE D

Online auction, bids can be placed at any point up until the auction closes on the 10th May 2024.

A bid may be accepted before the auction closes if the seller decides to accept.

## BASEMENT

To the lower ground floor is the basement area, it is an unheated space with the potential due to its size, to convert into further accommodation.

## GROUND FLOOR

Enter the lounge, there is a double-glazed window, gas fireplace and doors to access both the stairs to the first floor and the kitchen. The kitchen has a selection of both wall and base units, hob, plumbing for a washing machine Logic + C30 combi boiler, a door to the rear yard and a door to the cellar stairs.

## FIRST FLOOR

The landing is lit by a window, has doors to bedroom 1, bedroom 2, the bathroom and stairs to the second floor. Bedroom 1 overlooks the front of the property and bedroom 2 look over the rear of the property. The bathroom is a three piece with bath, basin, WC and has an under stairs storage cupboard.

## SECOND FLOOR

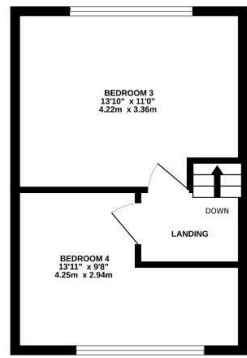
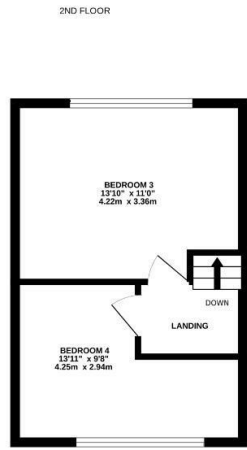
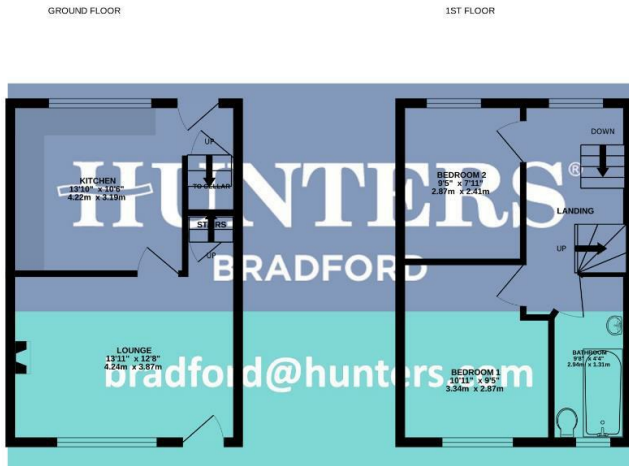
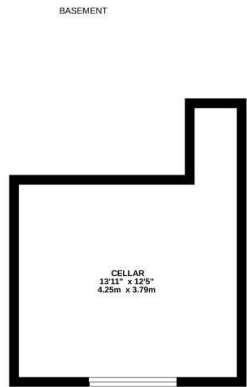
From the second-floor landing, there is access to bedroom 3 and bedroom 4. Both bedrooms are Dorma rooms overlooking the front and rear.

## EXTERNAL

To the rear is a yard area.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewings**

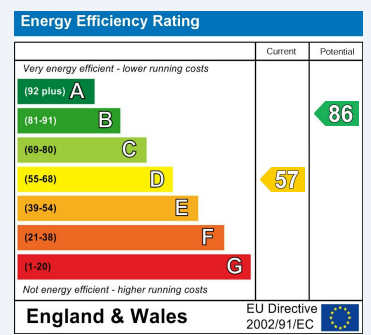
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

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

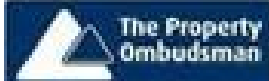
**ENERGY PERFORMANCE CERTIFICATE**

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.



2 Wakefield Road, Bradford, BD4 7AT  
Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>