

Anlaby Street, Laisterdyke, Bradford, West Yorkshire, BD4 8PS

- TWO BEDROOM SEMI-DETACHED HOME WITH ** NO CHAIN **
- GALLEY KITCHEN
- FRONT GARDEN AND REAR PATIO GARDEN
- DOUBLE GLAZING
- COUNCIL TAX BAND B

- FOR SALE VIA THE MODERN METHOD OF AUCTION - BIDS START AT £120,000
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- DRIVEWAY FOR TWO CARS
- EPC RATING GRADE D

Auction Guide £120,000



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Nestled on Anlaby Street in Bradford, this charming two-bedroom semi-detached home presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale with no onward chain, this property is available through the modern method of auction, with bids starting at £120,000.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The galley kitchen is well-equipped, making it ideal for preparing meals and enjoying family gatherings. The property has two bedrooms, perfect for accommodating a small family or guests. The shower room is conveniently located, ensuring ease of access for all.



Outside, the front garden adds to the property's curb appeal, while the rear patio garden offers a private outdoor space for enjoying the fresh air or hosting summer barbecues. The gated driveway provides parking for two vehicles, a valuable feature in this bustling area.

This home benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the year. With a council tax band of B and an EPC rating of grade D, it presents a practical choice for those looking to manage their living expenses effectively.

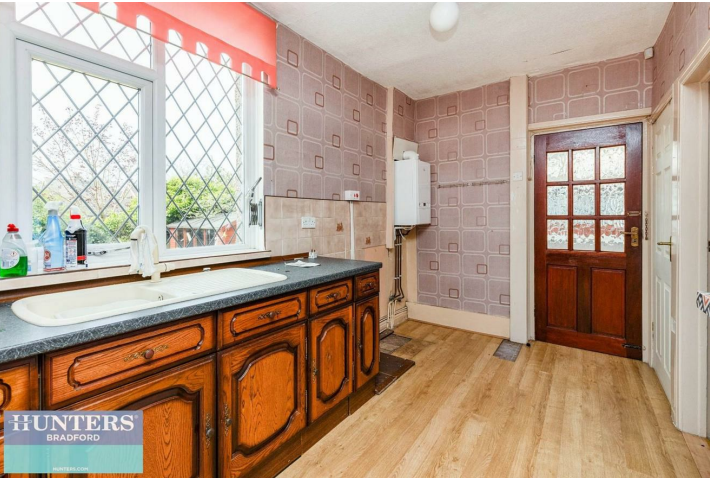
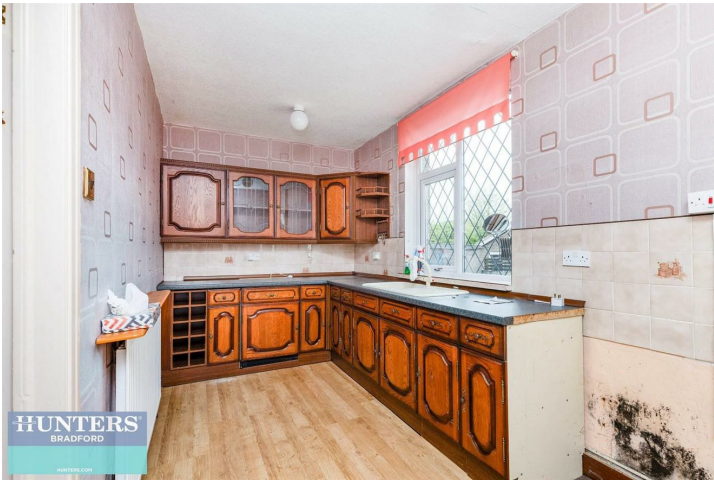


Conveniently located close to local amenities and the M62 motorway network, this property offers easy access to a range of shops, schools, and transport links, making it an ideal base for modern living. Do not miss the chance to make this delightful home your own.

A non refundable reservation fee is to be paid to secure the property. There is to be an unconditional exchange of contracts and completion no later than 60 days for a cash purchase or 90 days for a mortgage purchase, this is from the date of memos being issued following sale agreed. The reservation gives sole exclusivity to purchase the property within the 60 or 90 day period.



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GROUND FLOOR

Hallway

Living Room
13'3" x 12'0"

Kitchen
15'3" x 7'3"

FIRST FLOOR

Landing

Bedroom 1
15'2" x 12'4"

Bedroom 2
9'0" x 8'9"

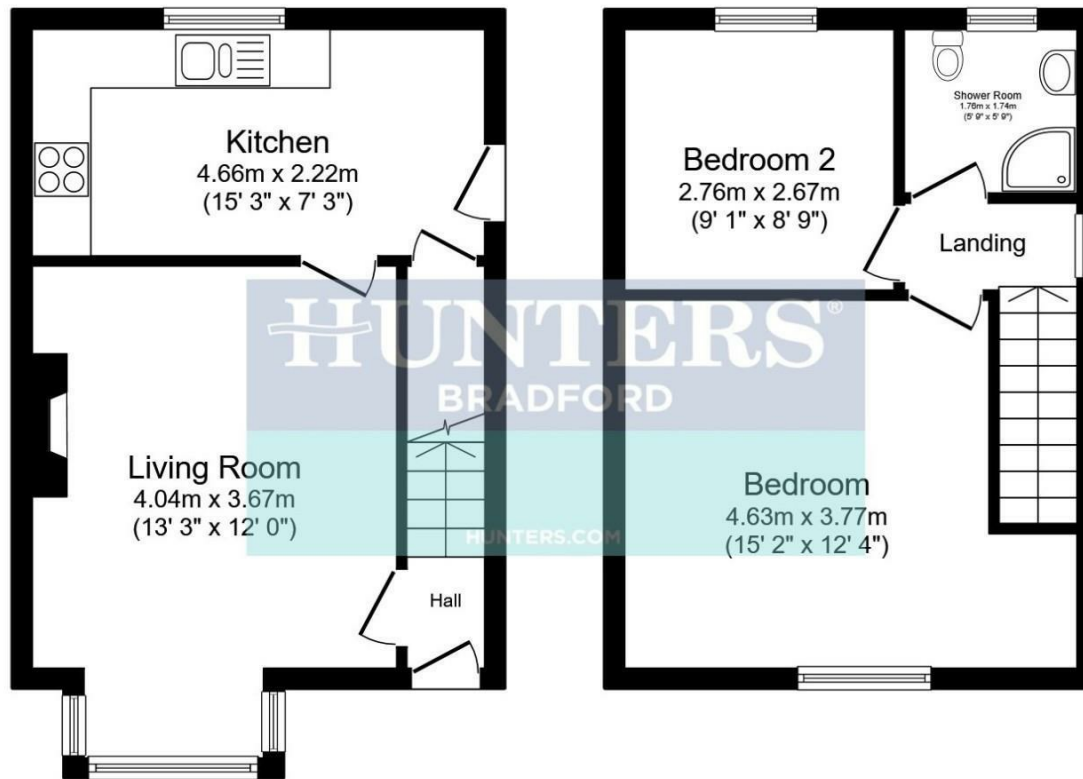
Shower Room
5'9" x 5'8"

EXTERNAL

Front Patio Garden

Rear Garden

Driveway

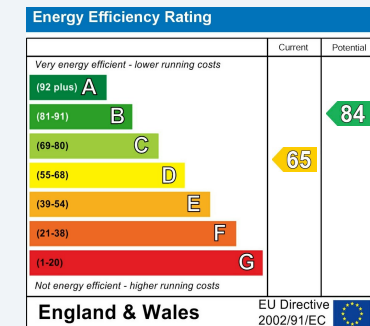


Ground Floor

First Floor

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.

Viewings

Please contact 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.