







Airedale College Road, Undercliffe, Bradford, West Yorkshire, BD3

- THREE BEDROOM MID TERRACE *** NO CHAIN ***
- IDEAL PROJECT FOR THOSE LOOKING TO MAKE A HOME THIER OWN
- DOUBLE GLAZING NO CENTRAL HEATING
- THREE PIECE BATHROOM
- · COUNCIL TAX BAND A

- FOR SALE VIA THE MODERN METHOD OF AUCTION
- ACCOMMODATION OVER FOUR FLOORS
- FAR REACHING VIEWS FROM THE TOP BEDROOM
- CLOSE TO LOCAL AMENITIES
- EPC RATING GRADE F



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DESCRIPTION

Nestled on Airedale College Road in Bradford, this charming three-bedroom mid-terrace house presents an excellent opportunity for those seeking a project to transform into their dream home. Offered for sale via the modern method of auction, this property is available with no onward chain, making it an attractive option for eager buyers.

The accommodation spans four floors, providing ample space for creative renovation. The ground floor features a welcoming reception room, perfect for relaxation or entertaining guests. The three well-proportioned bedrooms are situated on the upper levels, with the top bedroom boasting far-reaching views that add a delightful touch to the living experience.

The property includes a three-piece bathroom, catering to essential needs, while the double glazing throughout ensures a degree of comfort and energy efficiency. It is important to note that the property does not currently have central heating, allowing for the potential to install a system that suits your preferences.

Conveniently located close to local amenities, this home offers easy access to shops, schools, and transport links, making it ideal for families or individuals looking to settle in a vibrant community. With a council tax band of A and an EPC rating of grade F, this property presents a blank canvas for those with vision and ambition.

Whether you are a first-time buyer or an experienced renovator, this home is ready for your personal touch.

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.

















BASEMENT



Viewings

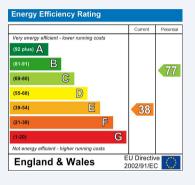
Please contact bradford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



