



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

- THREE BEDROOM MID TERRACE \*\*\* NO CHAIN \*\*\*
- IDEAL PROJECT FOR THOSE LOOKING TO MAKE A HOME THEIR 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

**Auction Guide £80,000**



# Airedale College Road, Undercliffe, Bradford, West Yorkshire, BD3 0JT

## 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.









