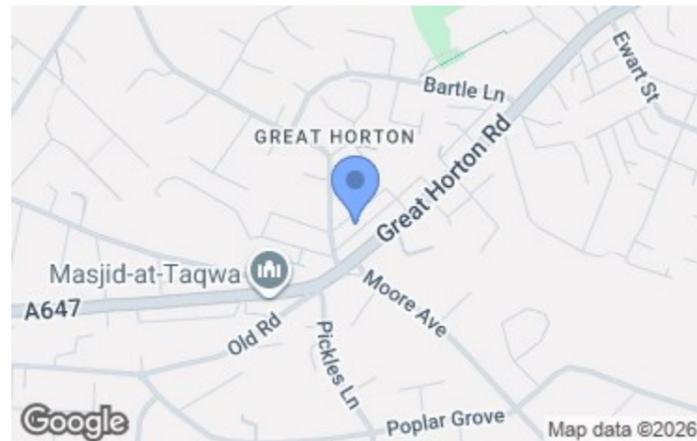


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 693737  
 wibsey@wwestateagents.com

**Directions**

See mapping



**Blamires Street, Bradford, West Yorkshire BD7 4QZ**  
**Auction Guide £100,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Blamires Street, Bradford, West Yorkshire BD7 4QZ



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\*\* STARTING BIDS £100,000 \*\*\* FEES APPLY \*\*\* No Onward Chain \*\*\* Two Bedrooms And Loft Room/Occasional Bedroom \*\*\* Low Maintenance Garden. Located on Blamires Street in the vibrant area of Bradford, this well-presented mid-terrace house offers a fantastic opportunity for investors. The property features three spacious bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into a comfortable lounge that provides a perfect setting for relaxation. The heart of the home is the modern kitchen/diner, which boasts stylish fitted wall and base units, an oven, a gas hob with an extractor hood, and ample space for appliances. This area is perfect for entertaining guests or enjoying family meals. Additionally, the property benefits from a cellar, providing valuable storage space.

The first floor comprises two well-sized bedrooms along with a family bathroom, which

is equipped with a bath and shower over, a low-level WC, and a wash basin. Ascending to the second floor, you will find a generous double bedroom, offering a private retreat for its occupant.

Outside, the property features a low-maintenance rear garden, ideal for those who prefer to spend less time on upkeep. On-road parking is also available, adding to the convenience of this lovely home.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

**Fixtures & fittings**  
Two bedroom terrace house being sold via auction with no onward chain.

**Rating authority**  
Borough Council Tax Band A

**Services**  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold