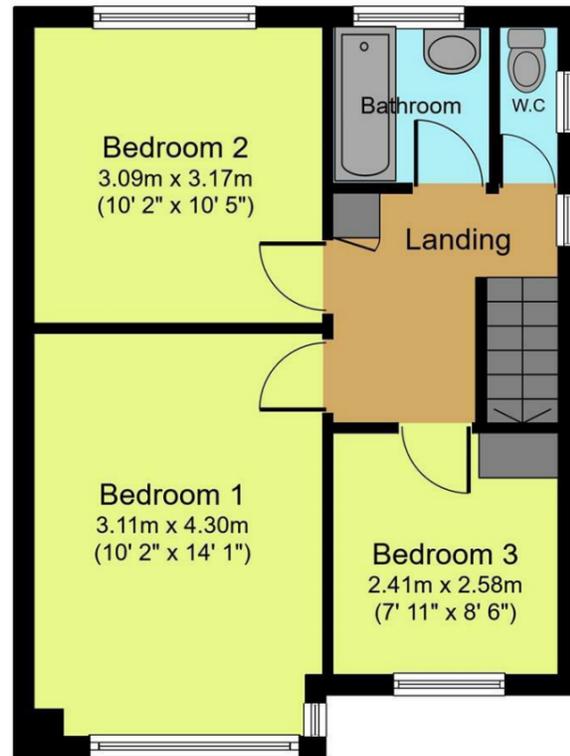


Ground Floor



First Floor

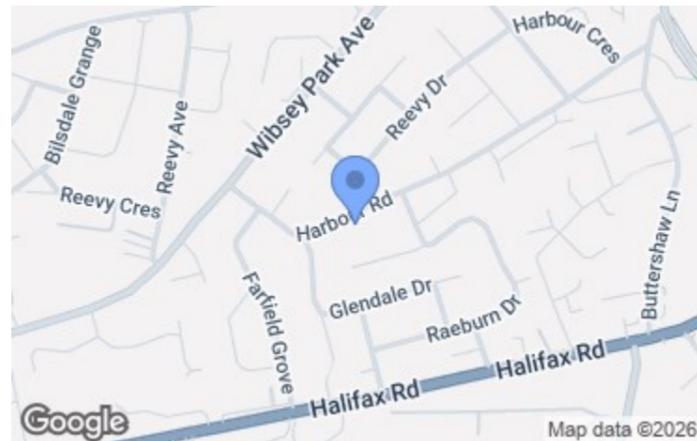
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(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.



Harbour Road, Bradford, BD6 3QY  
 Auction Guide £140,000

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.



Harbour Road, Bradford, BD6 3QY



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\*\* STARTING BIDS £140,000 \*\*\* FEES APPLY \*\*\* No Onward Chain \*\*\* In Need Of Modernisation \*\*\* Potential To Extend STPP. Located on Harbour Road in the charming area of Wibsey, Bradford, this delightful three-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and families alike. Offered with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, featuring a lovely bay window and a cosy gas fire, perfect for those chilly evenings. The dining room, also equipped with a gas fire, provides an inviting space for family meals and gatherings. The kitchen is well-appointed with fitted wall and base units, an oven, a gas hob with an extractor hood, and space for appliances, complemented by a handy pantry cupboard for additional storage.

The first floor boasts three comfortable bedrooms, one of which benefits from fitted wardrobes, providing practical storage solutions. The family bathroom is equipped with a bath and hand wash basin, while a separate WC adds convenience for busy mornings.

Outside, the property features a garage and a driveway with parking space for many vehicles, a rare find in this area. The large garden offers a wonderful outdoor space, with potential for extension, subject to planning permission, allowing you to create your dream home.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three bedroom semi-detached house with potential to extend STPP being sold with no onward chain.

Rating authority  
Borough Council Tax Band C

Services  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold