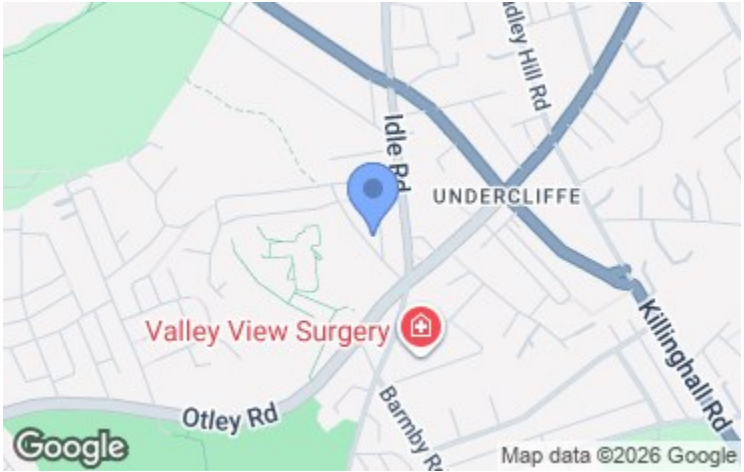




| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |       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

**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwestateagents.com



**Directions**

See Mapping.



**Peel Park Drive, Bradford, BD2 4PS  
 Auction Guide £90,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@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.



Peel Park Drive, Bradford, BD2 4PS



**\*\* 3 BEDROOMS \*\* MATURE MID TERRACE HOME \*\* IDEAL BUY TO LET INVESTMENT \*\* SOLD BY MODERN METHOD OF AUCTION \*\* STARTING BIDS £90,000 \*\* BUYERS FEES APPLY \*\* NO ONWARD CHAIN \*\*** This mature mid-terrace house presents an excellent opportunity for buy-to-let investors, offered to the market via the Modern Method Of Auction with no onward chain.

Upon entering, you are greeted by a porch that leads into a spacious lounge, featuring a front-facing window that allows natural light to flood the room. The lounge is fitted with carpeted flooring and a radiator and finished with neutral decor. From here, you can access the stairs leading to the first floor and the kitchen. The breakfast kitchen is a generous size, equipped with wall and base units, and offers ample room for appliances. It includes an integral electric oven and gas hob, as well as space for a dining table, making it perfect for family meals. The kitchen also provides access to the rear yard and a convenient storage cellar.

On the first floor, the landing leads to the main double bedroom, which features a front-facing window and neutral decor, carpeted flooring and

radiator. A single bedroom with a rear window, carpeted flooring, a radiator and similar decor is also located on this floor, alongside a family bathroom that includes a white three-piece suite with a bath and shower over, wash hand basin, and W/C.

The property further benefits from an attic bedroom, which is a generous double room with Velux windows to both the front and rear, offering a bright and airy feel.

Externally, the house features a patio area to the front, complete with stone steps leading to the front door. The enclosed rear yard is laid with patio and bordered by fencing, providing a private outdoor space for relaxation or entertaining.

This property is offered with no onward chain, making it an attractive proposition for those looking to move quickly. With its desirable location and ample living space, this home is not to be missed.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Three Bedroom Mid Through Terrace Offered To The Market With No Onward Chain Via The Modern Method Of Auction.

**Rating authority**  
Borough Council Tax Band A

**Services**

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

**Tenure**  
Freehold