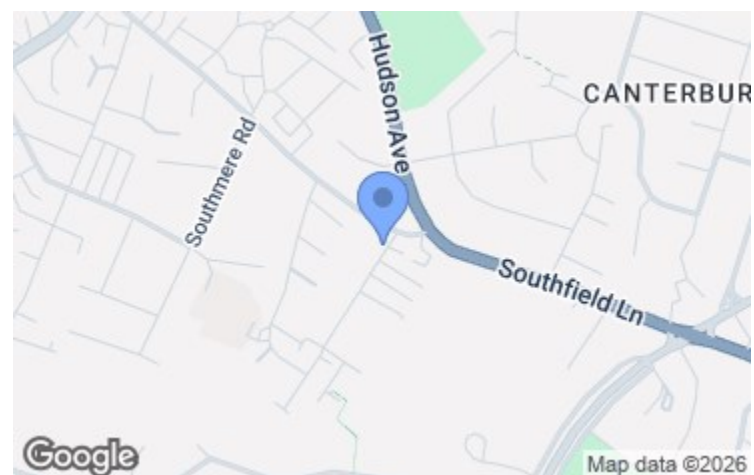




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

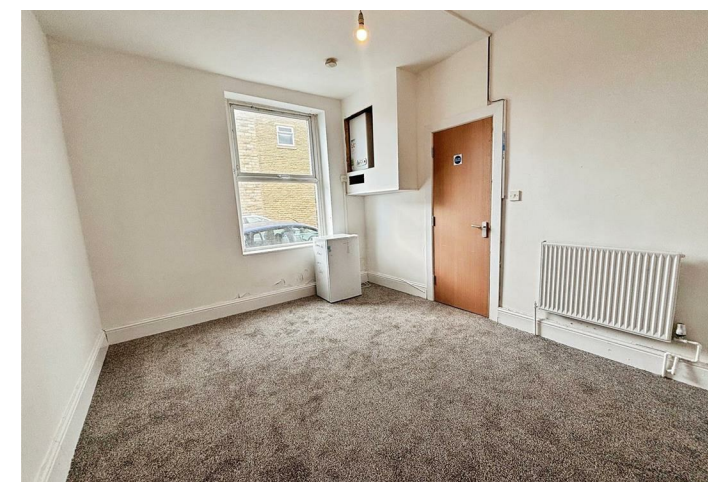


Viewing arrangements

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

Directions

See mapping.



**Haycliffe Road, Bradford, BD5 9HB
 Auction Guide £50,000**

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.



Haycliffe Road, Bradford, BD5 9HB



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION *** STARTING BIDS £50,000 *** FEES APPLY *** No Onward Chain *** Ideal First Time Buy Or Buy To Let *** Close To Local Shops And Amenities *** One Double Bedroom And Study/Occasional Bedroom . Located on Haycliffe Road in Bradford, this one-bedroom back-to-back terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Offered with no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by a practical entrance hall that leads into a well-appointed kitchen. The kitchen features fitted wall and base units, complete hob, and extractor hood, as well as space for your appliances. This functional area is perfect for those who enjoy cooking and entertaining.

The living space is complemented by a generous double bedroom located on the upper floor, providing a peaceful sanctuary for rest and

relaxation. Additionally, there is a separate walk-in storage area that could easily serve as a small office, catering to the needs of modern living. The shower room is thoughtfully designed, featuring a shower cubicle, low-level WC, and hand wash basin, ensuring convenience and comfort.

Outside, on-road parking is available, making it easy for you and your guests to access the property. This delightful home is not only practical but also offers a sense of community in a well-established area.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

One bedroom and study/occasional bedroom back-to-back house being sold with no onward chain via 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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold