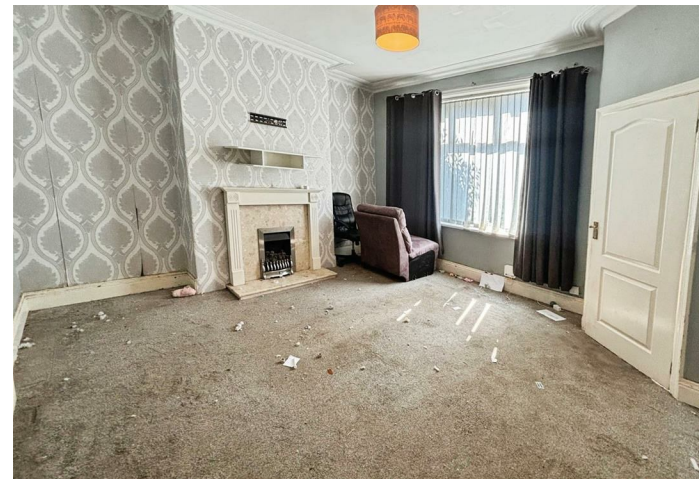
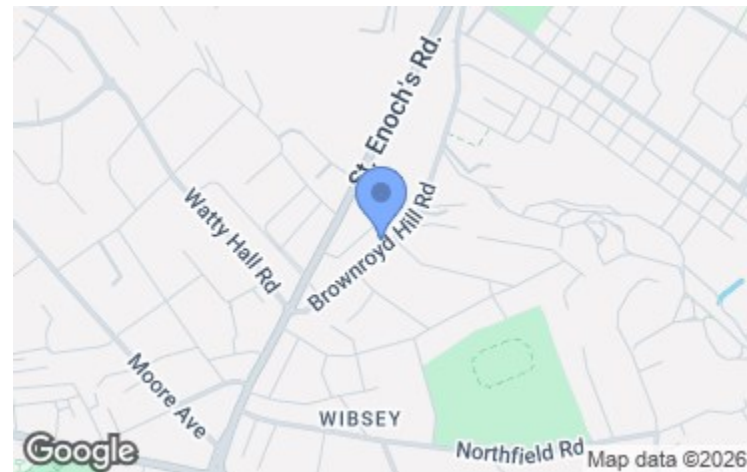




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		50	78



Viewing arrangements

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

Directions

See Mapping

Brownroyd Hill Road, Bradford, West Yorkshire BD6 1RY Auction Guide £110,000

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.



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION *** STARTING BIDS £110,000 *** FEES APPLY *** No Onward Chain *** Four Bedrooms *** Spacious Lounge *** In Need Of Modernization *** Front And Rear Gardens. Located on the desirable Brownroyd Hill Road in Bradford, this mid-terrace house presents an excellent opportunity for those looking to create their dream home. With four bedrooms and a spacious layout, this property is ideal for families or investors seeking a project.

Upon entering, you are welcomed by an entrance vestibule that leads into a generous lounge, complete with a gas fire, perfect for cosy evenings. The kitchen/diner is well-equipped with fitted wall and base units, an oven, and a gas hob with an extractor hood above. There is space for appliances, and a door conveniently leads to the cellar, providing additional storage options.

The first floor boasts two double bedrooms, offering plenty of room for relaxation, alongside

a family bathroom that features a bath with a shower over, a low-level WC, and a hand wash basin. Ascending to the second floor, you will find two further bedrooms, both enhanced by Velux windows that allow natural light to flood the space.

Outside, the property benefits from both front and rear gardens, providing a lovely outdoor area for gardening or enjoying the fresh air. On-road parking is also available, adding to the convenience of this home.

This property is being sold with no onward chain, making it an attractive option for those looking to move quickly. While it is in need of modernization, it offers a blank canvas for you to personalise and transform into a stylish residence. Don't miss the chance to view this promising home in a desirable location.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Spacious four bedroom terrace house in sought after location being sold with no onward chain.

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