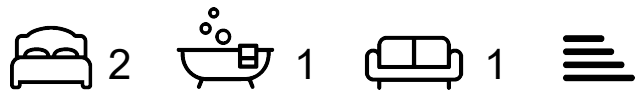




Warwick Road (s)

Bradford, BD4 7RA

Auction Guide £120,000



This neutrally decorated two-bedroom semi-detached bungalow is offered ****for sale**** in Bradford, providing practical single-storey living with convenient access to local amenities, schools and transport links.

The property features a separate reception room and a fitted kitchen, offering defined spaces for everyday living and dining. There are two double bedrooms, providing flexible accommodation for couples, small families or those seeking a guest room or home office. A bathroom serves the main living areas, and an occasional attic room offers additional usable space for storage or hobby use.

Externally, the bungalow benefits from a garden, creating an outdoor area for relaxation or play, together with parking, adding day-to-day convenience. Possible scope to extend, subject to Planning consent.

Located in Bradford, the property is well placed for local amenities including shops, supermarkets and everyday services. Nearby schools make this an appealing option for households looking to stay close to education facilities.



GROUND FLOOR

Living Room 11'0" x 16'3" (3.36 x 4.97)

Kitchen 9'8" x 11'3" (2.95 x 3.45)

Bedroom One 10'9" x 10'9" (3.29 x 3.29)

Bedroom Two 9'5" x 7'3" (2.89 x 2.22)

Family Bathroom 6'7" x 6'3" (2.02 x 1.93)

Occasional Attic Room

Disclaimer

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

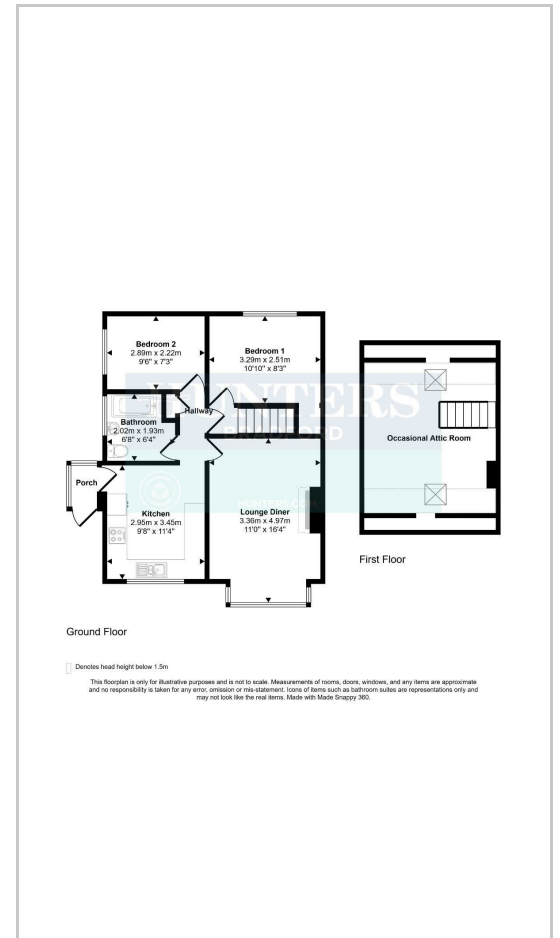
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

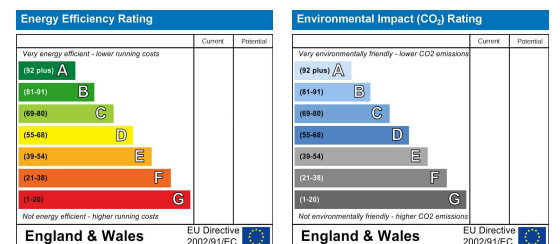
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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