

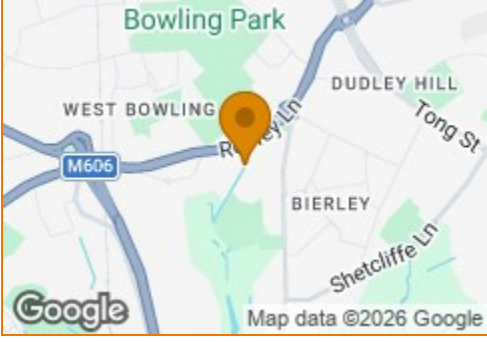
Terrain Map



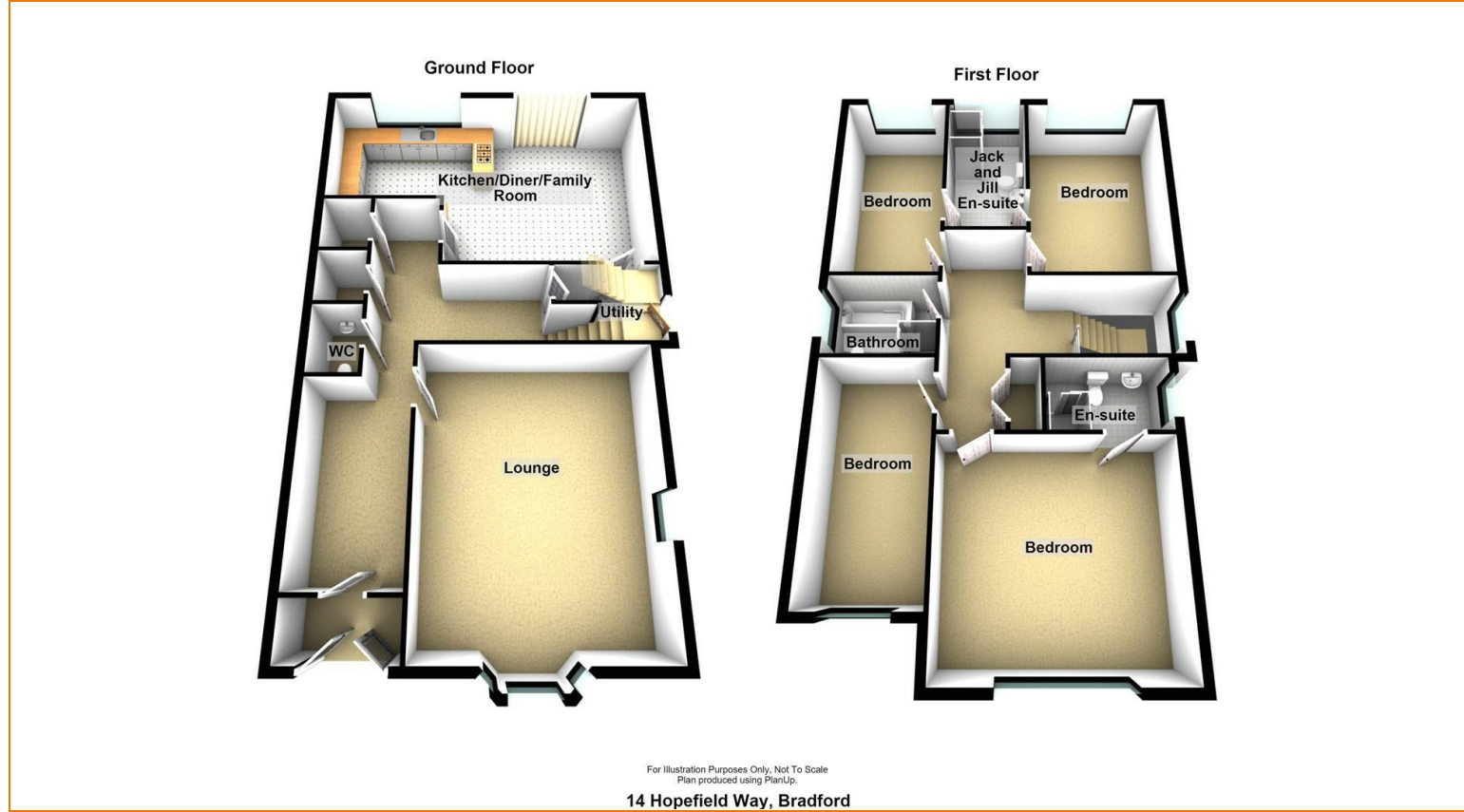
Hybrid Map



Terrain Map



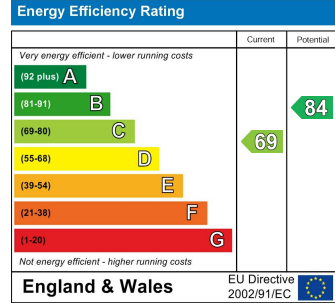
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



BOULTONS



Hopefield Way
, Bradford, BD5 8AA

By Auction £200,000

Bedroom null Bathroom null Lounge null Kitchen null



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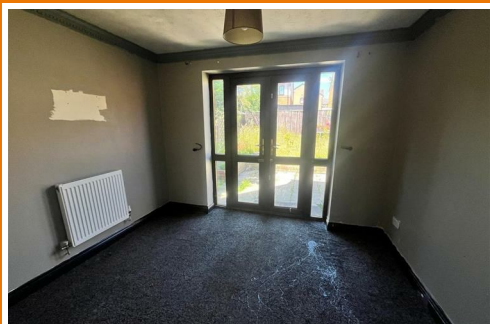
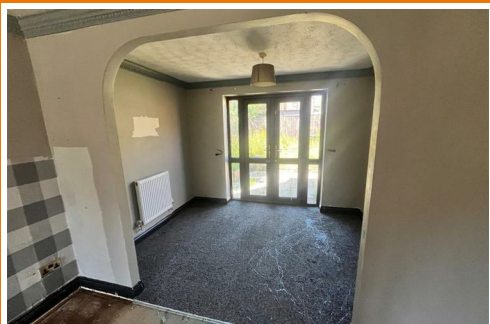
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Hopefield Way

, Bradford, BD5 8AA

By Auction £200,000



Welcome to this exciting opportunity located on Hopefield Way in Bradford. This modern detached house boasts three a flexible three or four bedrooms arrangement, making it an ideal choice for families or those seeking extra space. The property is currently available under traditional auction conditions, providing a unique chance for buyers to secure a home with great potential.

This residence is ready for upgrading, allowing you to put your personal touch on it and create the perfect living environment. It presents an excellent opportunity for local builders and investors looking to enhance the property's value.

The auction will take place via our online bidding platform, which is open for 24 hours, ensuring a straightforward and accessible bidding process. We encourage interested parties to visit our website to register and place their bids.

Don't miss out on this promising property that offers both comfort and the chance to make it your own. Whether you are a first-time buyer or an experienced investor, this house on Hopefield Way could be the perfect fit for you.

ACCOMMODATION

FIRST FLOOR

ENTRANCE

3'7" x 3'3"

The property is accessed via an entrance vestibule with a double glazed side window, providing access through to the reception room.

LIVING ROOM

16'8" x 12'

Spacious reception room featuring a decorative fireplace, front-facing double glazed windows, a radiator, staircase providing access to the first-floor landing, and an open-plan layout leading through to the dining room.

SECOND RECEPTION ROOM

13'10" x 7'11"

Generously proportioned reception room benefiting from double glazed windows to both the front and side elevations, a built-in storage cupboard and a radiator. This versatile space could also be utilised as an additional bedroom, home office or playroom.

DINING ROOM

308m x 214m

Fitted with a central heating radiator and double glazed French doors providing access to the rear of the property.

KITCHEN

10'0" x 8'9"

Fitted with a range of matching wall and base units incorporating integrated appliances, including an oven, gas hob and extractor hood. Complemented by tiled splashbacks, a stainless steel sink with a drainer, and a double glazed window overlooking the rear of the property.

FIRST FLOOR LANDING

First-floor landing with a double glazed window to the side elevation, built-in storage cupboard, loft access and a central heating radiator. Doors lead to the bedrooms and bathroom.

BEDROOM ONE

11'11" x 10'2"

Spacious double bedroom with a double glazed rear-facing window, central heating radiator and access to an en suite shower room.

EN SUITE SHOWER ROOM

En suite shower room comprising a shower cubicle, wash basin and WC. Also benefiting from a frosted double glazed side window and extractor fan.

BEDROOM TWO

10'2" x 9'4"

Double bedroom featuring a front-facing double glazed window and a central heating radiator.

BEDROOM THREE

9'8" x 6'11"

Double bedroom with a double glazed window overlooking the front of the property and a central heating radiator.

BATHROOM

7'1" x 6'11"

Bathroom fitted with a three-piece suite comprising a bath with shower attachment, wash basin and WC. Additional features include a frosted double glazed rear window, built-in storage cupboards, part tiled walls and a central heating radiator.

OUTSIDE

To the front of the property is a driveway providing parking for up to two vehicles, along with a lawned garden area. The rear offers a spacious enclosed garden featuring a lawn and a flagged patio seating area.

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See online catalogue for full explanation.

HOLDING FEE

£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

AUCTION INFORMATION

SALE DATE OPEN TO BID FROM 27.08.26 12 NOON FOR 24 HOURS: Closing bids28.8.2612 NOON.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium

fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID

CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which will become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

