

property details **approval form**

5 Suddards Fold, Bradford, West Yorkshire, England, BD7 3LQ

Date: 03 March 2026

Property Ref and Version: BDF116751 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£105,000

Tenure: Freehold

>> **key features**

- > Open plan living area
- > Two bedrooms
- > Cellar storage
- > Fitted kitchen
- > £105,000
- > EPC Rating: D

>> **short description**

A two bedroom house on Suddards Fold, BD7. Features a spacious, open plan living area and a cellar for storage. Priced at £105,000-ideal for investors or first time buyers in Bradford.

>> **long description**

New to the market is this two bedroom house located on Suddards Fold, BD7 in Bradford. The property features a spacious, open plan living area that seamlessly integrates the lounge, kitchen and dining room, perfect for contemporary living and entertaining. In addition, the house includes a cellar, offering excellent potential for additional storage. Priced at £105,000, this home presents an excellent opportunity for both investors and first time buyers looking to step on the property ladder in Bradford. This is a Grade II listed building.

>> **directions**

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>> **room description**

Kitchen/Lounge/Dining Area

17' 1" x 13' 5" (5.21m x 4.09m)

With window to the front and gas central heating radiator. Fitted kitchen with a range of wall and base units, integrated oven and overhead extractor hob.

Bedroom One

10' 10" x 9' 6" (3.30m x 2.90m)

With window to the front and gas central heating radiator.

Bedroom Two

9' 6" x 6' 3" (2.90m x 1.91m)

With window to the rear and gas central heating radiator.

Bathroom

Fitted bathroom comprises of panel bath. wash hand basin and WC.

Cellar

Potential storage space with lighting.

Outside

Garden area to the front of the property.

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>> **room description**

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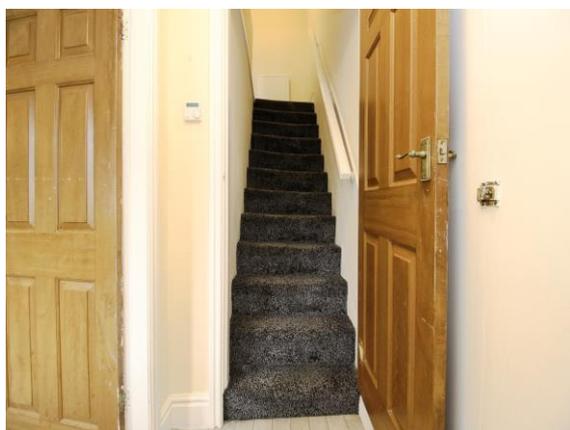
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>> property images



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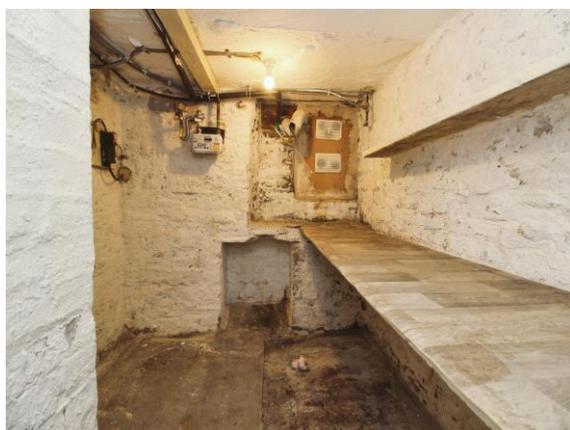
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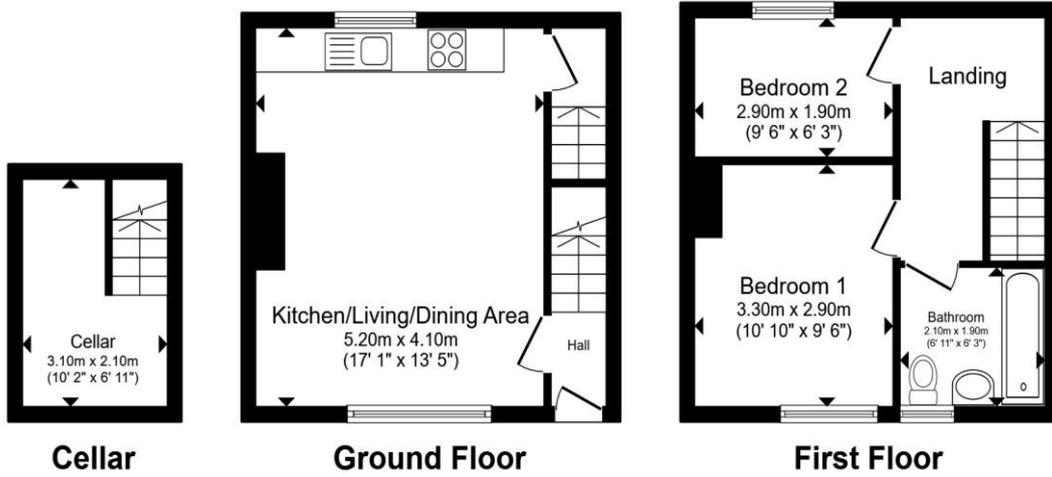
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>> floor plan



Total floor area 59.6 m² (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Morgan Phillips-Barrett		
Mr S. Miah		

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