



Woodhall Avenue

Bradford, BD3 7BY

Guide Price £70,000



This two-bedroom terraced house is ****for sale**** in a sought-after residential area of Bradford, offering a renovation opportunity suitable for first-time buyers and investors. The property features a separate reception room, a kitchen with dining space, one bathroom and a garden, providing a practical layout for a small household.

Woodhall Avenue is well placed for a range of local amenities, including supermarkets, independent shops and services along nearby local centres in BD3. The area is served by several schools within a short distance, making it convenient for families seeking access to primary and secondary education.

Public transport links are readily available, with frequent bus services connecting to Bradford city centre and surrounding districts. From Bradford Interchange and Bradford Forster Square stations, regular rail services operate to Leeds in around 20 minutes and to Manchester in approximately one hour, as well as routes to other West Yorkshire and regional destinations. Road links towards Leeds, Shipley and the wider motorway network are also accessible by car.



GROUND FLOOR

Livingroom 13'3" x 12'0" (4.06 x 3.67)

Kitchen 13'6" x 11'4" (4.14 x 3.46)

FIRST FLOOR

Bedroom One 11'5" x 12'6" (3.50 x 3.83)

Bedroom Two 6'10" x 11'4" (2.09 x 3.46)

Family Bathroom 5'8" x 5'9" (1.75 x 1.77)

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.

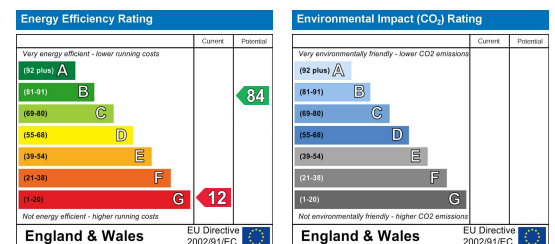
Area Map



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.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email: bradford@hunters.com <https://www.hunters.com>