



27 St Pauls Road, Manningham, Bradford,
West Yorkshire, BD8 7LU

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STARTING BID £299,999 TENURE : FREEHOLD

End terrace property on St Pauls Road in Manningham, Bradford, arranged over several levels and requiring refurbishment. The accommodation includes a fitted kitchen, multiple reception and living spaces, bedrooms, bathrooms, a basement or lower-ground area, and attic rooms. The property retains period features including bay windows, decorative cornicing and timber floorboards. There is a front garden area, enclosed rear space, external steps and access to the adjoining road.

For sale by Secure Sale Online Bidding. Starting bid £299,999 Terms and Conditions apply

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £310,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This semi-detached property is situated on St Pauls Road, Manningham, Bradford, West Yorkshire, BD8 7LU. The accommodation is arranged over several floors and includes a range of rooms requiring updating and refurbishment. Period features visible throughout the property include bay windows, decorative cornicing, ceiling detailing, timber floorboards, exposed or painted brickwork and traditional external elevations. The entrance leads into the main internal accommodation, with access to the kitchen, living areas and stairways serving the upper and lower levels. The kitchen is fitted with white wall and base units, black work surfaces, a stainless-steel sink and drainer, tiled splashbacks and an extractor hood. There is space for further appliances and additional storage, together with a window and external door providing natural light and access towards the outside of the property. The main reception and living rooms are generously proportioned and include bay-windowed areas overlooking the front and surrounding street scene. These rooms have painted walls, timber flooring, radiator heating, ceiling coving and decorative cornicing. Several rooms are shown with floorboards exposed and would require finishing works, decoration and floor coverings. The property includes additional rooms at lower-ground or basement level, providing flexible storage or accommodation space. These areas have painted brick walls, radiator heating, windows and access through an external or internal door. The lower-level rooms show signs of wear and require repair and improvement, including attention to floors, wall finishes and joinery. Bathroom facilities are provided on more than one level. One shower room includes a tiled enclosure with a curved glass screen, shower fittings, a WC and tiled walls and floor. A further bathroom includes a bath, WC and wash basin, with tiled wall finishes. There is also a compact WC with a wall-mounted basin and a wall-mounted boiler positioned above the sanitaryware. The upper floors contain several rooms with windows, radiators and timber floors. These include rooms with sloping ceilings, exposed roof timbers and roof windows, providing attic-style accommodation or storage. Other rooms feature traditional proportions, painted walls, fitted cupboards and views towards neighbouring properties. The rear and side sections include external stair access, a paved or hardstanding area and enclosed garden space bordered by stone and brick walls. The front includes a walled garden or planted area adjoining the pavement. External works visible at the property include scaffolding to the neighbouring frontage, but this does not form part of the accommodation. The property is located in Manningham, within the Bradford area of West Yorkshire, and is served by the local road network around St Pauls Road. Bradford city facilities, schools, shops, services and public transport connections are located within the wider surrounding area. The Energy Efficiency Rating is E, with a current score of 39 and a potential rating of B with a score of 89. The Environmental Impact rating is E, with a current score of 40 and a potential rating of D with a score of 59.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.