



Tennis Avenue

Bradford, BD4 9RA

Guide Price £68,000



This three-bedroom terraced house is **for sale for sale via Modern Method Of Auction** in Bradford and is offered in a neutrally decorated condition, providing a straightforward backdrop for personalisation.

The property features a separate reception room enjoying a garden view and a fireplace, creating a defined living area ideal for everyday use. A fitted kitchen serves as the practical hub of the home, supported by a family bathroom. To the rear, the garden offers valuable private outdoor space for relaxation or play.

Located within reach of local amenities, the house benefits from convenient access to shops, services and everyday facilities in the surrounding Bradford area. Nearby schools make this an appealing option for families seeking education provision close to home.

Public transport links are readily accessible, with Bradford's bus network providing routes into the city centre and surrounding districts. Bradford Interchange and Bradford Forster Square stations can be reached via local bus or short drive, offering rail connections to Leeds, Halifax and other West Yorkshire destinations, with journey times to Leeds typically around 20–25 minutes.



GROUND FLOOR

Hallway

Livingroom 15'6" x 9'2" (4.73 x 2.81)

Kitchen 8'2" x 7'0" (2.50 x 2.15)

Shower Room 7'8" x 4'6" (2.36 x 1.39)

FIRST FLOOR

Landing

Bedroom One 9'5" x 9'1" (2.89 x 2.78)

Bedroom Two 7'11" x 9'0" (2.42 x 2.76)

Bedroom 3 9'7" x 5'10" (2.93 x 1.80)

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.

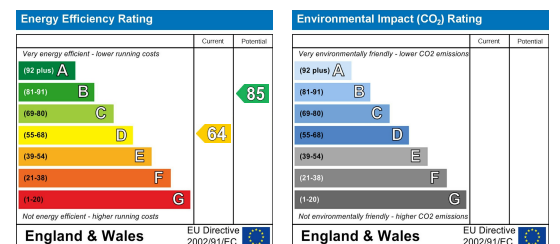
Area Map



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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