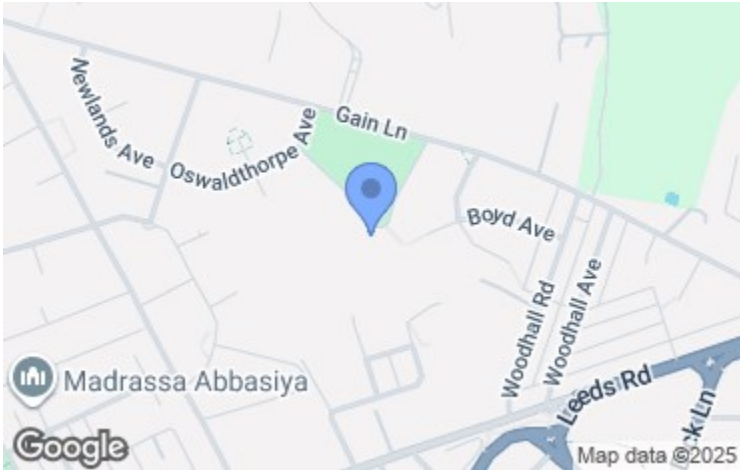




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Directions

See Mapping.

Burlington Avenue, Bradford, BD3 7DY
Auction Guide £75,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**** 2 BEDROOMS ** INVESTMENT OPPORTUNITY ** FULL REFURB REQUIRED ** NO ONWARD CHAIN ** SUBSTANTIAL PLOT ** POTENTIAL TO EXTEND S.T.P.P. ** SOLD BY MODERN METHOD OF AUCTION ** STARTING BID £75,000 ** BUYERS FEES APPLY **** Brought to the market within a popular residential location is this two double bedroom end of terrace home, in need of a full schedule of modernisation works, sold with no onward chain by the modern method of auction.

The property briefly comprises an entrance vestibule to the ground floor with a lounge and breakfast kitchen. The lounge is naturally lit via double glazed windows to front and rear and is fitted with gas central heating. The kitchen is generously proportioned, in need of updating however plumbing and space for all appliances are included, access to a downstairs w/c and the rear garden.

The first floor consists of two double bedrooms, the main double is substantial in size with

double glazed windows to front and rear, build in wardrobe, gas central heating and false wall providing space for T.V, the second double recently re-plastered ready to be re-decorated with double glazing and gas central heating. The bathroom is fully tiled and fitted with a four piece suite including bath, separate shower cubicle, wash hand basin and low level flush w/c.

Externally, the property sits on a substantial plot offering ample off-street parking to the front and side and an extensive lawn to the rear, made private by mature garden borders.

Situated in a popular residential location and with excellent transport links in and out of Bradford & Leeds, this property offers an excellent opportunity for buy to let investors and/or developers alike, viewings highly advised!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two Double Bedroom End Of Terrace In Need Of Full Refurbishment Sold By The Modern Method Of Auction.

Rating authority
Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold