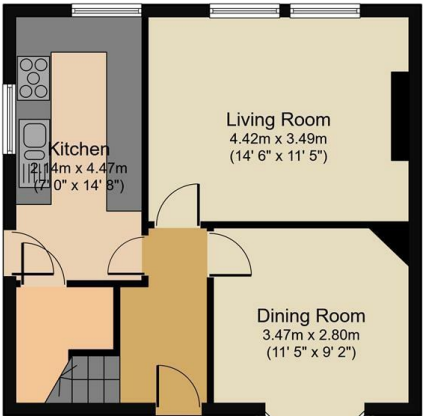
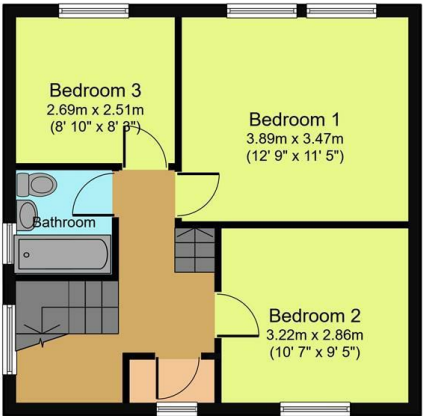
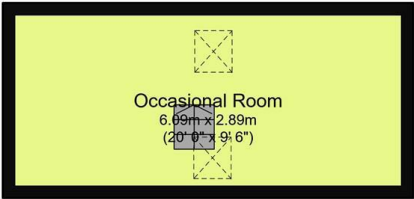




Ground Floor



First Floor



Second Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
England & Wales	EU Directive 2002/91/EC	



Directions

See Mapping



Viewing arrangements

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

Damon Avenue, Bradford, BD10 0LJ
Auction Guide £100,000

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.



Damon Avenue, Bradford, BD10 0LJ

 1  3  1

**** Sold Via Auction ** Buyers Fees Apply ****
Starting Bid £110,000.00 ** Three Bedroom **
No Onwards Chain ** Ideal Family Home Or
Investment Property ** Close To Local
Amenities ** Located on Damon Avenue in
Bradford, this charming three-bedroom semi-
detached house offers a delightful blend of
comfort and practicality. Upon entering, you
are welcomed by a spacious hallway that leads
to the various living spaces. The front dining
room features elegant double-glazed bay
windows, an electric fireplace, and beautifully
paneled walls, creating a warm and inviting
atmosphere.

At the rear, the large living room boasts double-glazed windows and a stunning wooden beam ceiling, enhancing the room's character while providing a cosy retreat. The kitchen is well-equipped with wall and base units, along with freestanding appliances, and benefits from ample natural light through double-glazed windows. A side door conveniently leads to the garden, making outdoor access effortless.

On the first floor, you will find three generously sized bedrooms, each capable of accommodating a double bed and offering wardrobe space, all adorned with double-glazed windows and carpeted for comfort. The family bathroom features a three-piece suite, complete with a shower over the bath, catering to all your bathing needs.

Additionally, the property includes an occasional room on the second floor, currently utilised as a fourth bedroom, providing extra flexibility for your living arrangements. Outside, the wrap-around garden is designed for low maintenance, featuring stylish astro turf, perfect for enjoying the outdoors without the hassle of extensive upkeep.

This property is an ideal choice for families or those seeking a spacious home in a convenient location. With its blend of traditional charm and modern amenities, it is sure to impress.



Fixtures & fittings

Three Bedroom Semi-Detached Home Ideal For \first Time
Buyers Offered To The Market With No Onward Chain.

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 Home Wallace Financial Ltd, who are authorised and regulated by the
Financial Conduct Authority.

Tenure
Freehold