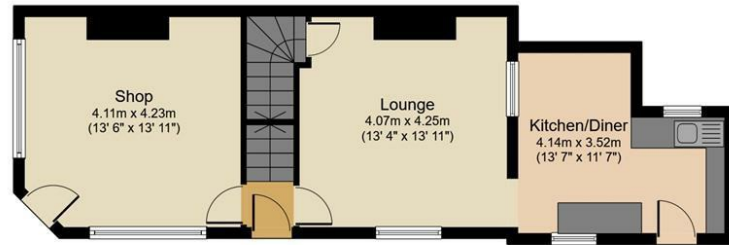
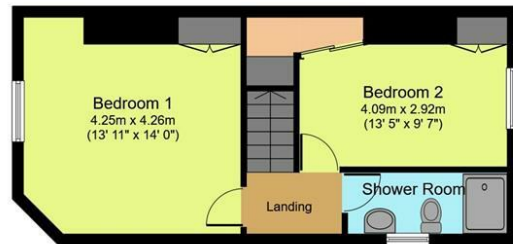


Basement



Ground Floor

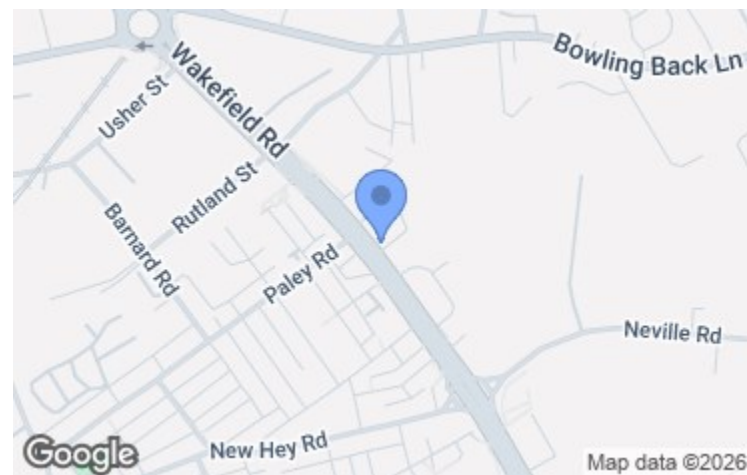


First Floor

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			
England & Wales		42	76
EU Directive 2002/91/EC			



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.



**Wakefield Road, Bradford, BD4 7NB
Auction Guide £80,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@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.



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION *** STARTING BIDS £80,000 *** FEES APPLY *** No Onward Chain *** Two Bedroom Terrace House With Shop/Retail Unit *** In Need Of Modernization. Located on Wakefield Road in Bradford, this end terrace house presents an excellent opportunity for both investors and first-time buyers. The property features two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space.

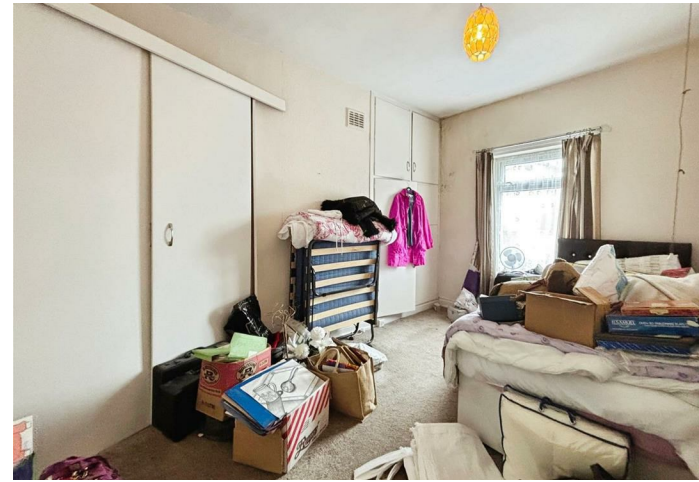
Upon entering, you are greeted by a welcoming entrance hall that leads to a lounge, complete with a gas fire, perfect for cosy evenings. The spacious kitchen/diner is fitted with wall and base units, providing ample storage, and includes a sink, drainer, and taps, along with space for your appliances, making it a practical area for cooking and dining.

One of the unique aspects of this property is the shop/retail unit, which has its own access door. This versatile space could serve as a small

business venture or be repurposed according to your needs. Additionally, the large cellar, equipped with power and light, offers further potential for storage or development.

Upstairs, you will find two bedrooms, both featuring fitted wardrobes, ensuring that storage is never an issue. The modern shower room is well-appointed with a shower cubicle, low-level WC, and hand wash basin, providing a contemporary touch to the home.

Outside, on-road parking is available, adding to the convenience of this property. With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking to invest or settle down, this property on Wakefield Road is a fantastic choice.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Two bedroom end terrace with potential shop/retail unit being sold via auction with no onward chain.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>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.</p> <p>Tenure Freehold</p>
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