



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	EU Directive 2002/91/EC	

Viewing arrangements

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

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.



PrimeLocation.com

Zoopla.co.uk

rightmove

Hatton Close, Bradford, BD6 1JS
Auction Guide £50,000



FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION *** STARTING BIDS £50,000 *** FEES APPLY *** No Onward Chain *** In Need Of Modernisation *** Ideal First Time Buy Or Buy To Let Investment. Located in the desirable area of Hatton Close, Bradford, this charming one-bedroom first-floor maisonette presents an excellent opportunity for both first-time buyers and investors alike. Offered with no onward chain, this property is ready for you to move in and make it your own.

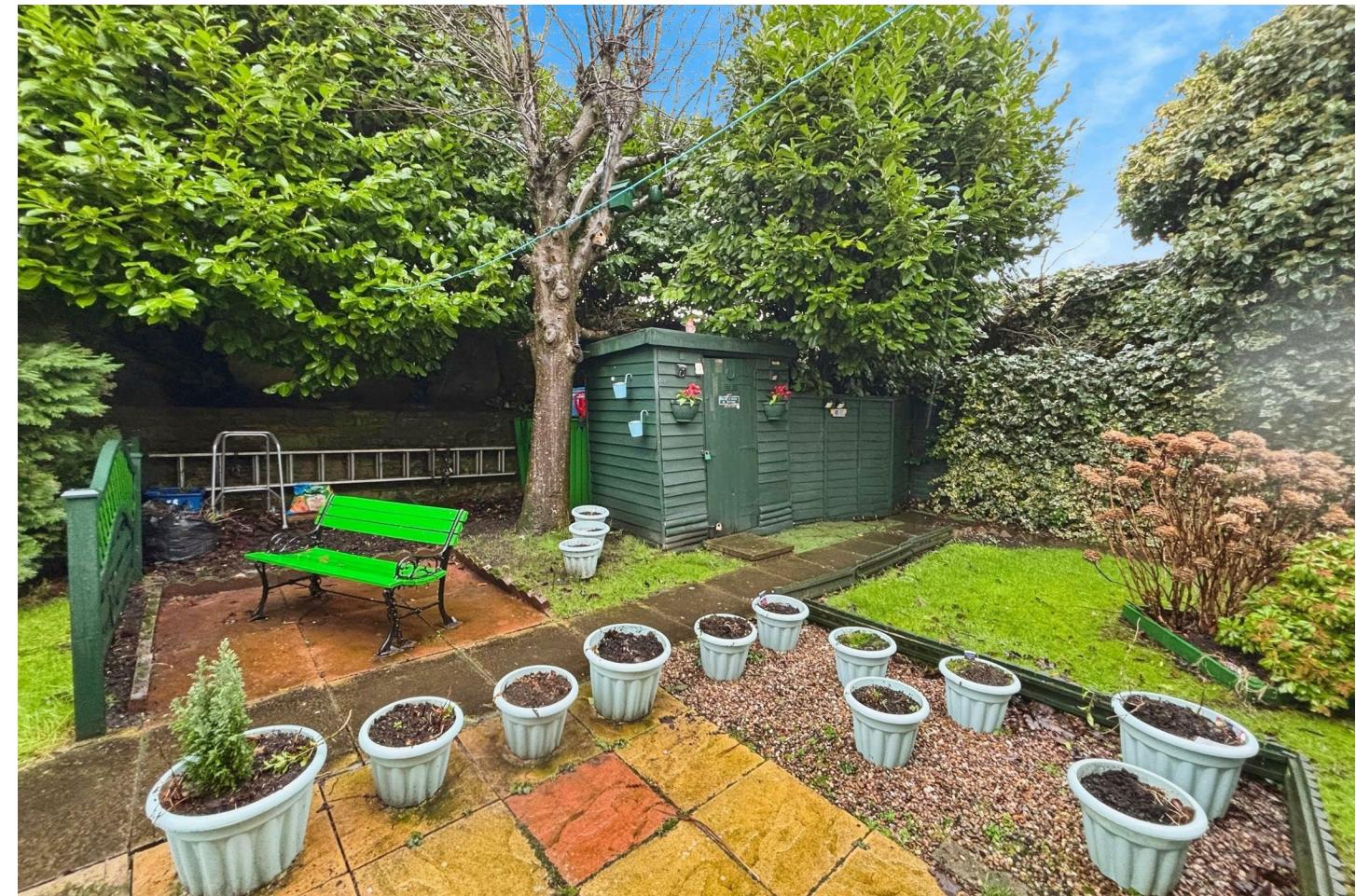
Upon entering, you are greeted by a welcoming entrance hall with stairs that lead to a spacious lounge, perfect for relaxation or entertaining guests. The double bedroom is generously sized and features fitted wardrobes, providing ample storage space. The kitchen is well-equipped with fitted wall and base units, a free-standing cooker, and an extractor hood, along with space for additional appliances, making it a practical area for culinary pursuits.

The bathroom is thoughtfully designed,



featuring a bath with a shower over, a low-level WC, and a hand wash basin, ensuring convenience and comfort.

Outside, you will find an allocated parking space, a valuable asset in this sought-after location, as well as a private garden, ideal for enjoying the fresh air or tending to your own outdoor space.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

One bedroom first floor maisonette in sought after location being sold 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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Leasehold