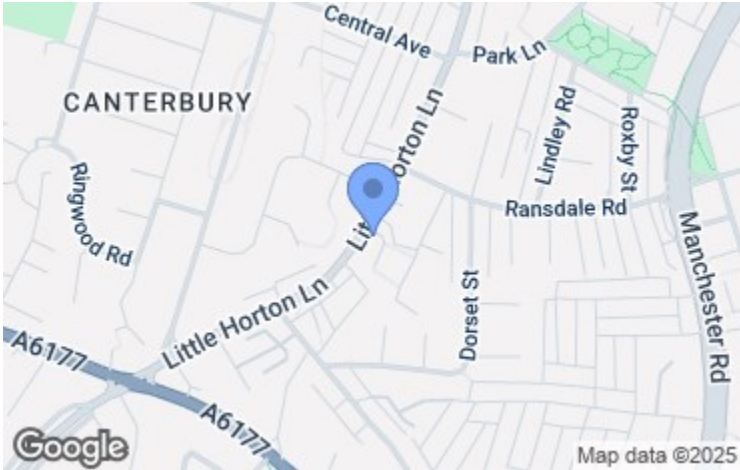


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	75
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

see mapping.

Spicer Street, Bradford, BD5 9BU
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 *** In Need Of Modernization *** No Onward Chain *** Three Bedrooms *** Located on Spicer Street in Bradford, this mid-terrace house presents an excellent opportunity for those looking to create their ideal home. With three bedrooms and one bathroom, this property is perfect for families or individuals seeking space and comfort.

Upon entering, you are welcomed into a cosy lounge that sets the tone for the rest of the home. The kitchen/diner has fitted wall and base units, a range cooker with an extractor hood, and a traditional butler sink. There is ample room for appliances, making it a practical area for cooking and entertaining.

The first floor hosts two well-proportioned bedrooms, alongside a bathroom equipped with a bath, shower cubicle, a low-level WC, and a hand wash basin. The second floor reveals a further double bedroom, providing additional

privacy and versatility for family living or guest accommodation.

The property is in need of modernization, allowing you to put your personal touch on it and truly make it your own. It is being sold with no onward chain, ensuring a smooth and straightforward purchase process.

Outside, the rear garden offers a pleasant outdoor space, perfect for relaxation or gardening enthusiasts. On-road parking is also available, adding to the convenience of this home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three bedroom mid terrace property in need of modernization and being sold with no onward chain.

Rating authority
Borough Council Tax Band A

Services

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Tenure
Freehold