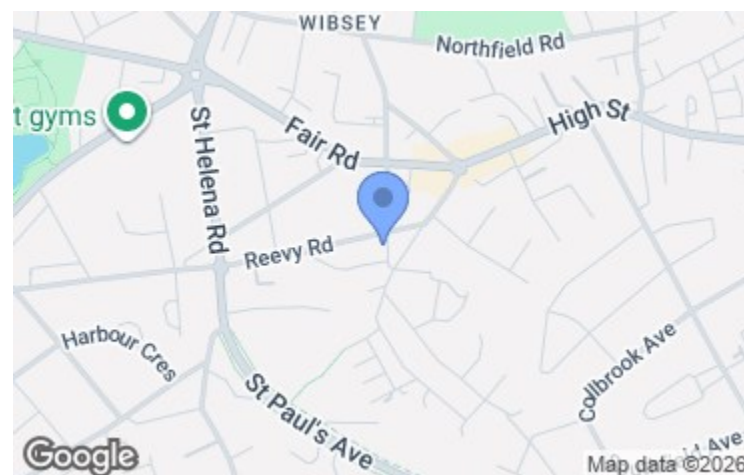


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.



North Road, Bradford, BD6 1TS
Auction Guide £60,000

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 £60,000 *** FEES APPLY *** No Onward Chain *** In Need Of Modernisation *** Potential To Create A second Bedroom STPP. Located on North Road in Bradford, this one-bedroom terraced house presents an excellent opportunity for first-time buyers or investors, being sold with no onward chain via auction. Upon entering, you are greeted by a welcoming entrance vestibule that leads into a cosy lounge, complete with a gas fire, perfect for those chilly evenings. The kitchen/diner has fitted units and a free-standing cooker, space for appliances and a delightful area for dining. A door conveniently leads to the cellar, which is fitted with power and light, providing additional storage or utility space.

Ascending to the first floor, you will find a generous double bedroom and a walk-in storage room, which could also serve as a small office. The bathroom is thoughtfully designed, featuring a bath, low-level WC, hand wash

basin, and built-in storage, ensuring practicality and comfort. Additionally, the property includes a loft room, accessible via a drop-down ladder, which is equipped with power and light, and benefits from two Velux windows, making it a versatile space that could serve as an occasional bedroom or study.

Outside, residents can enjoy a shared garden, providing a pleasant outdoor space to relax. On-road parking is readily available, adding to the convenience of this lovely home.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings One bedroom through terrace house in sought after location being sold with no onward chain being sold via auction.</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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