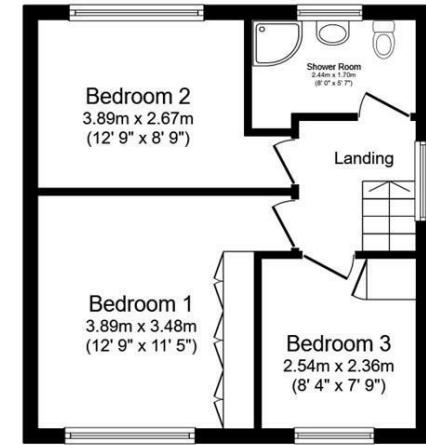


Ground Floor
Floor area 45.6 sq.m. (491 sq.ft.)



First Floor
Floor area 34.4 sq.m. (370 sq.ft.)

Total floor area: 80.0 sq.m. (861 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 64 | |
| (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.



Freshfield Gardens, Bradford, BD15 7PR Auction Guide £110,000

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.



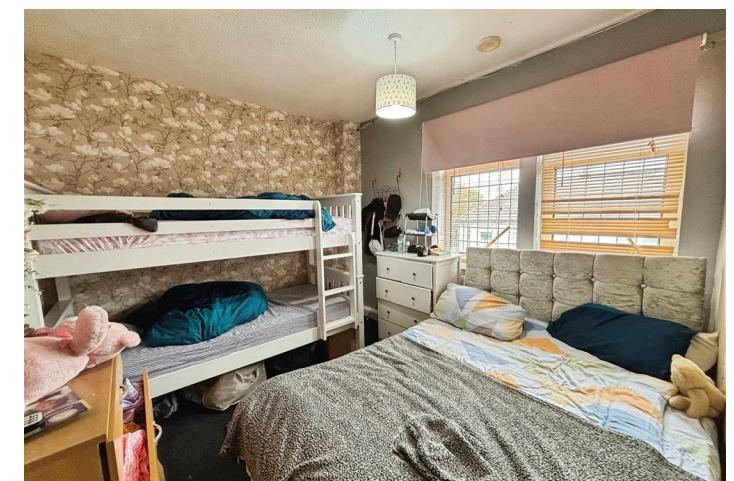
FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION *** STARTING BIDS £110,000 *** FEES APPLY *** No Onward Chain *** Gated Driveway And Garage *** Three bedrooms *** Low Maintenance gardens. Located in Freshfield Gardens of Allerton, Bradford, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Offered with no onward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, complete with a gas fire, perfect for cosy evenings. The heart of the home is undoubtedly the kitchen/diner, which boasts fitted wall and base units, a range cooker, and a breakfast bar, making it an ideal space for both cooking and entertaining. The kitchen also features patio doors that open into a delightful conservatory, which in turn has French doors leading to the rear garden, seamlessly blending indoor and outdoor living.



The first floor comprises three well-proportioned bedrooms, providing ample space for family or guests. The family bathroom is thoughtfully designed with a corner bath, low-level WC, and hand wash basin, ensuring convenience for all.

Outside, the property benefits from a gated driveway that accommodates parking for many vehicles, along with a garage for additional storage. The low-maintenance enclosed gardens offer a private retreat, perfect for enjoying the outdoors without the hassle of extensive upkeep.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three bedroom semi-detached house 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
Freehold