
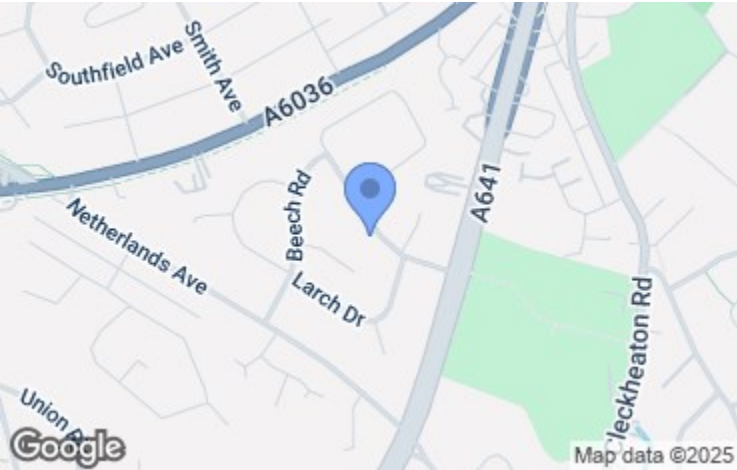




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

see mapping.

Larch Hill, Bradford, BD6 1DN  
Auction Guide £100,000

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 £100,000 \*\*\* FEES APPLY \*\*\* In Need Of Modernization \*\*\* No Onward Chain \*\*\* Potential To Extend STPP \*\*\* Located in the desirable area of Larch Hill, Bradford, this two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. Offered with no onward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a entrance hall that leads to the lounge which provides a comfortable space for relaxation, while the kitchen is equipped with fitted wall and base units, an oven, a gas hob with an extractor hood, and ample space for your appliances, making it a practical area for culinary pursuits.

The first floor boasts two well-proportioned bedrooms, one of which features a generous walk-in storage area that holds the potential to be transformed into a third bedroom, catering to your evolving needs. The family bathroom is

thoughtfully designed, complete with a bath, low-level WC, and hand wash basin, ensuring convenience for all.

Outside, the property benefits from a garage and a driveway, providing ample parking space. The low-maintenance south-facing garden is perfect for enjoying sunny days, offering a delightful outdoor retreat.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Two bedroom semi-detached house in sought after location being sold with no onward chain.

Rating authority  
Borough Council Tax Band B

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