



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### Viewing arrangements

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

#### Directions

See mapping.



## Belle Vue Road, Halifax, HX3 7LU 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.



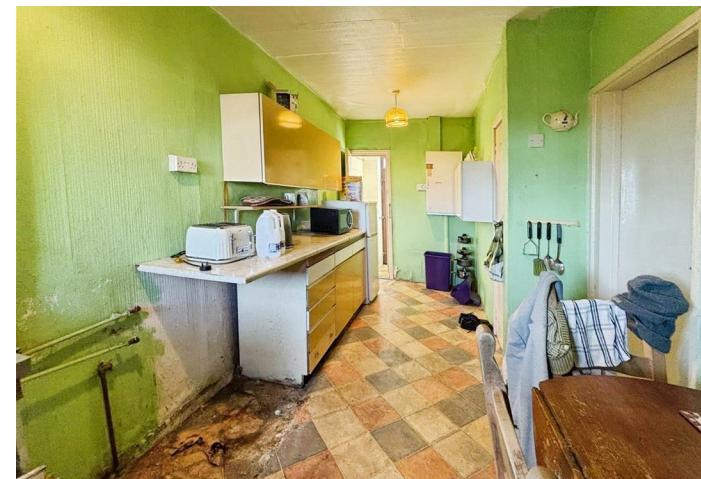
FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\*\* STARTING BIDS £100,000 \*\*\* FEES APPLY \*\*\* No Onward Chain \*\*\* In Need Of Modernisation \*\*\* Plenty Of Potential \*\*\* Located in the highly desirable area of Belle Vue Road, Shelf, this three-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale by auction with no onward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a convenient entrance porch that leads into a kitchen/diner. This area is equipped with fitted wall and base units, a sink with drainer and mixer tap, as well as space for your appliances, making it perfect for family meals and entertaining guests. The lounge features a gas fire, providing a cosy atmosphere for relaxation.

The first floor comprises a well-designed landing with built-in storage, leading to three comfortable bedrooms. One of the bedrooms boasts fitted wardrobes, while another offers

additional built-in storage, ensuring that space is maximised throughout the home. The family bathroom is practical, featuring a bath with a shower over, a hand wash basin, and a separate WC for added convenience.

Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space for gardening or enjoying the fresh air. On-road parking is also available, making it easy for you and your guests to come and go.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Three bedroom terrace house being sold with no onward chain via auction.

Rating authority  
Borough Council Tax Band A

Services

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Tenure  
Leasehold