



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.

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.

Haycliffe Lane, Bradford, West Yorkshire BD5 9ET
Auction Guide £110,000



FOR SALE BY MODERN METHOD OF AUCTION *** STARTING BIDS £110,000 *** FEES APPLY *** No Onward Chain *** In Need Of Modernization *** Originally Three Cottages Knocked Through Into One. Located on Haycliffe Lane in Bradford, this spacious end terrace house presents a unique opportunity for those looking to invest in a property with great potential. Originally three cottages that have been thoughtfully combined into one, this home boasts three generous double bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a sizeable lounge, perfect for relaxation and entertaining. The kitchen/diner is equipped with fitted wall and base units, an electric oven and gas hob, and an extractor hood, providing a functional space for culinary pursuits. There is also room for additional appliances, ensuring convenience in your daily routines.

The first floor features three well-proportioned

bedrooms, each fitted with wardrobes, offering plenty of storage. The family bathroom completes the upper level, providing essential amenities for everyday living.

Outside, the property benefits from a double integral garage and a driveway, a rare find in urban settings. The front and rear gardens are designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.



Fixtures & fittings Three bedroom end terrace house being sold via auction with no onward chain.	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.
Rating authority Borough Council Tax Band B	Tenure Freehold