



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

**Grape Street, Bradford, BD15 7RE  
 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 \*\*\* Four Self Contained Flats \*\*\* Great Investment Opportunity \*\*\* Low Maintenance Garden \*\*\* Close To Local Shops And Amenities. Located in the vibrant area of Allerton, Bradford, this unique property on Grape Street presents an excellent investment opportunity. This charming terrace house has been thoughtfully converted into four self-contained flats, each designed to offer comfortable living spaces. The property is being sold with no onward chain, making it an attractive option for investors.

The lower ground studio flat features a versatile living space that combines bedroom and lounge areas, alongside a separate kitchen equipped with fitted wall and base units, an oven, hob, and extractor hood, as well as space for additional appliances. The shower room is practical, complete with a shower cubicle, low-level WC, and hand wash basin.

On the ground floor, another studio flat mirrors the layout of the lower ground, providing a similar kitchen/living/bedroom space and a well-appointed shower room. The first floor continues this trend with a studio flat that maintains the same functional design, ensuring that each unit is both efficient and comfortable.

The second floor studio flat also offers a kitchen/living/bedroom area, complete with the same essential amenities, making it ideal for a variety of tenants or residents.

Outside, the property boasts a shared low-maintenance garden, perfect for enjoying the outdoors without the burden of extensive upkeep. On-road parking is readily available, adding to the convenience of this well-located property.

This collection of flats presents a fantastic opportunity for those looking to invest in a thriving community, with easy access to local amenities and transport links. Don't miss your chance to explore the potential this property has to offer.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Four self contained flats in sought after location being sold with no onward chain.

**Rating authority**  
Borough Council Tax Band A

**Services**  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold