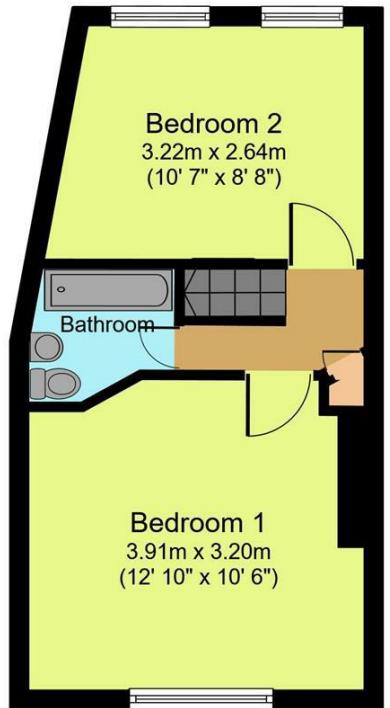
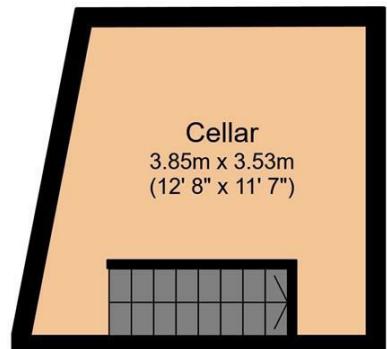


Ground Floor



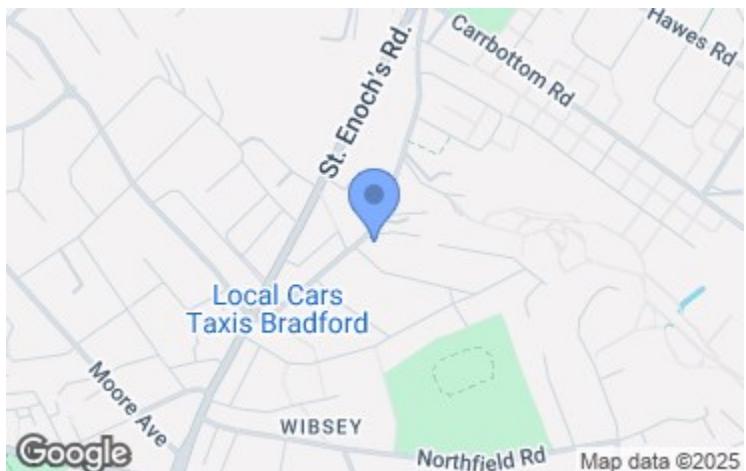
First Floor



Basement

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

See mapping.

Viewing arrangements

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



Briarwood Crescent, Bradford, BD6 1SD Auction Guide £120,000

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 £120,000 *** FEES APPLY *** No Onward Chain *** In Need Of Modernization *** Ideal First Time Buy Or Investment *** Close To Local Schools, Shops And Amenities. Nestled in the desirable area of Briarwood Crescent, Bradford, this charming 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 bright entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which boasts modern fitted wall and base units, an oven, and a gas hob with an extractor hood above. There is ample space for your appliances, making it a practical and inviting area for family meals. Additionally, the cellar provides valuable storage space, ensuring your living areas remain clutter-free.



The first floor features a well-designed landing that leads to two generously sized double bedrooms, offering plenty of natural light and comfort. The family bathroom is thoughtfully equipped with a bath that includes a shower over, a low-level WC, and a hand wash basin, catering to all your daily needs.

Outside, the property benefits from a gated driveway, providing parking for one vehicle, and a low-maintenance paved rear garden, ideal 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

Spacious two bedroom semi-detached property in need of modernisation and 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