



Ground Floor

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (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.



Old Road, Bradford, BD7 4ND
Auction Guide £40,000

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.



Old Road, Bradford, BD7 4ND

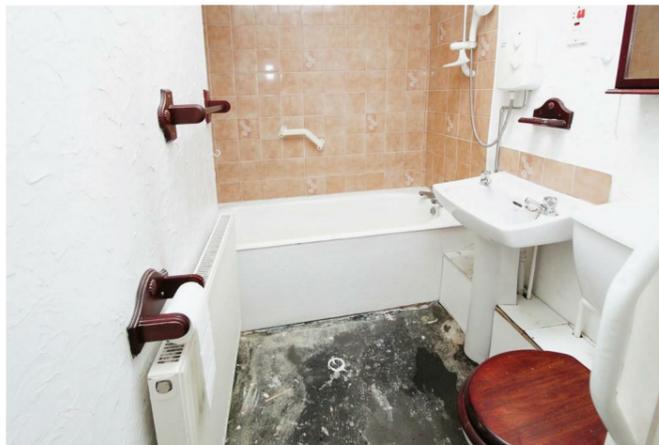


*** FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ***
 STARTING BIDS £40,000 *** FEES APPLY
 *** No Onward Chain *** In Need Of Modernization *** Investment Potential ***
 Good Transport Links *** Extended One Bedroom Cottage *** Close To Local Shops And Amenities.

Extended one bedroom cottage in need of modernization being sold with no onward chain. The property is situated close to local amenities, schools & has fantastic transport links making it an ideal base for commuting.

The accommodation briefly comprises; Entrance porch, open plan kitchen/living room with fitted wall and base units, space for appliances, stainless steel sink, drainer and mixer tap, good sized double bedroom, bathroom with panel bath (shower over) low level WC and hand wash basin.

Outside; There is a generous enclosed rear garden and on road parking is available.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
One bedroom cottage 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 Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold