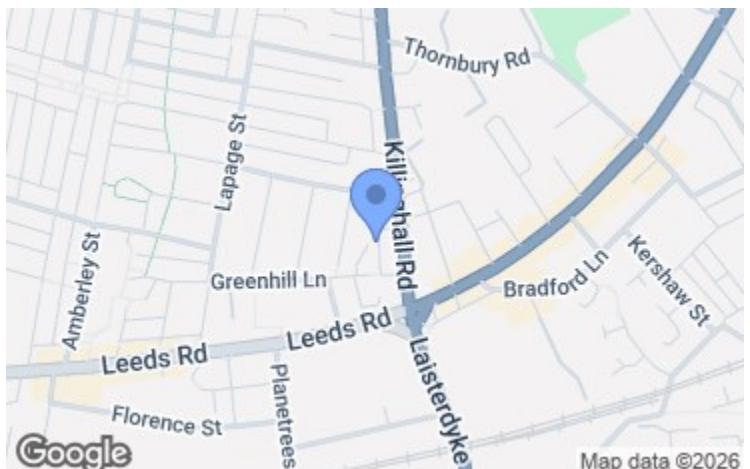




| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (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 627444  
sales@wwestateagents.com

#### Directions

See Mapping.



359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@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.



**Parratt Row, Bradford, BD3 8DY**  
**Auction Guide £50,000**



\*\* ONE BEDROOM COTTAGE \*\* THROUGH BY LIGHT \*\* NO ONWARD CHAIN \*\* IDEAL INVESTMENT OPPORTUNITY \*\* SOLD BY MODERN METHOD OF AUCTION \*\* STARTING BID £50,000 \*\* BUYERS FEES APPLY \*\* A one double bedroom through by light cottage, brought to the market with no onward chain, sold via the modern method of auction.

The main door leads into an open plan lounge/kitchen with carpeted flooring, double glazed window to front, gas central heating radiator and stairs to the first floor. The kitchen is fitted with a range of wall and base units with space and plumbing for appliances, sink and drainer and door to rear.

Stairs to the first floor give access to a spacious landing, leading to a substantial main double bedroom with fitted wardrobes, double glazed window to front, gas central heating radiator, neutral decor and carpeted flooring. The bathroom is fitted with a white three piece suite including bath and shower over, wash hand



basin and low level flush w/c.

Externally, the property benefits from permit holder parking.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

One Bedroom Cottage Offered To The Market Via Modern Method Of Auction With No Onward Chain.

Rating authority  
Borough Council Tax Band A

Services

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Tenure  
Freehold