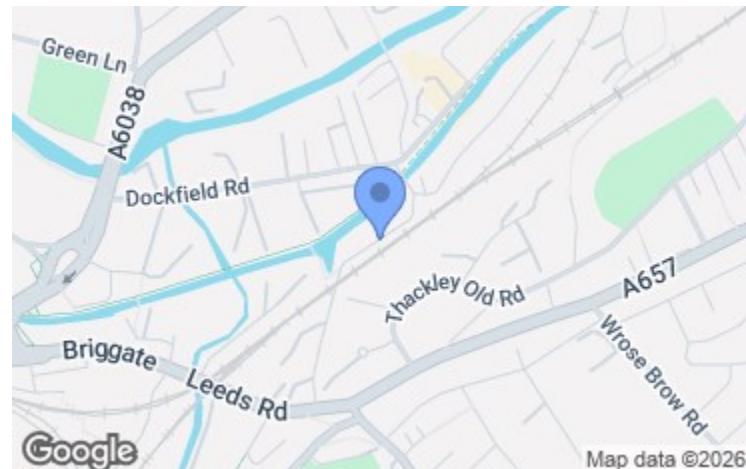


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

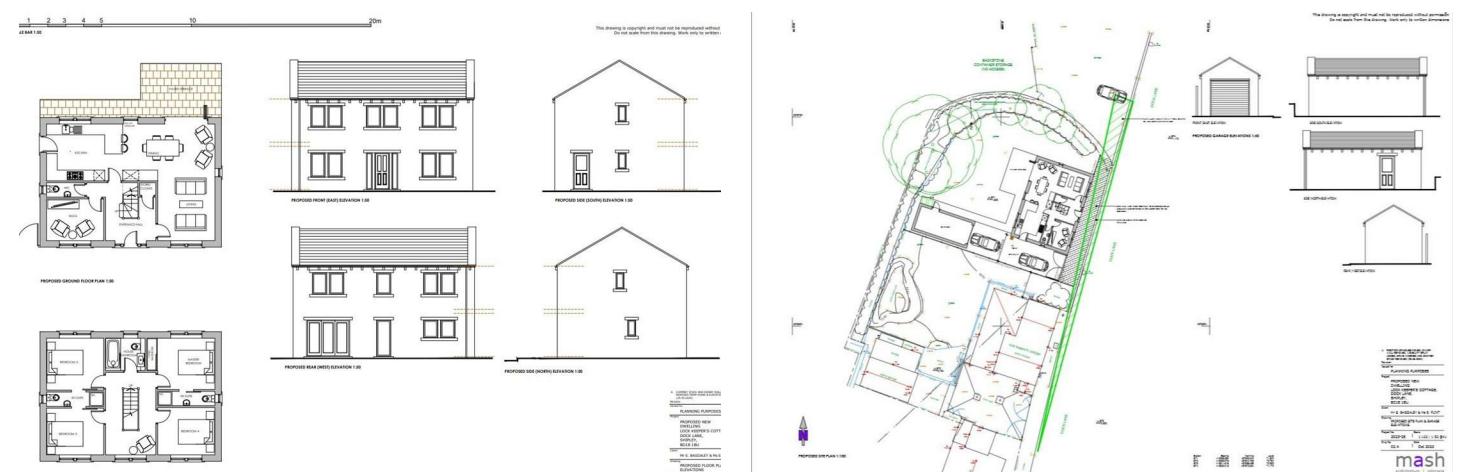


#### Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com

#### Directions

See Mapping.



## Dock Lane, Bradford, BD18 1BU Auction Guide £120,000

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.



\*\* BUILDING PLOT \*\* PLANS FOR 4  
BEDROOM DETACHED FAMILY HOME \*\*  
EXCELLENT TRANSPORT LINKS \*\*  
PLANNING PERMISSION - 23/04060/FUL  
\*\* SOLD BY MODERN METHOD OF  
AUCTION \*\* STARTING BID £120,000 \*\*  
BUYERS FEES APPLY \*\*

Sold by the Modern Method Of Auction is this building plot with current planning permission granted for a 4 bedroom detached family home with gardens, off-street parking and multiple reception rooms.

The current plans offer a detached home over two floors with an entrance hall, snug/office and L-Shaped open plan living/dining/kitchen area and the first floor featuring 4 double bedrooms, 2 en-suite shower rooms and a family bathroom. Externally, the property will benefit from off-street parking and an enclosed rear garden.

Full planning permission can be found on the Bradford Council Planning Portal using the

reference number: 23/04060/FUL

Situated in a convenient location with an array of local amenities nearby, excellent transport links via Shipley Train Station and a number of well-regarded schools nearby, this plot of land is primed for a developer to create the perfect family home! For all enquiries, call WW Estate Agents on 01274627444.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Land With Planning Permission For A 4 Bedroom Detached Family Home, Sold Via Modern Method Of Auction....

Rating authority  
Borough Council Tax Band

#### 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