



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		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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

Directions

See Mapping.



Plumpton Lea, Bradford, BD2 1PP
Auction Guide £130,000

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.



Plumpton Lea, Bradford, BD2 1PP

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**** 3 BEDROOM SEMI-DETACHED ** IN NEED OF REFURBISHMENT ** IDEAL INVESTMENT OPPORTUNITY ** OFF-STREET PARKING & DETACHED GARAGE ** SUPERB POTENTIAL ** STARTING BID £130,000 **** Nestled in the desirable area of Plumpton Lea, Bradford, this three-bedroom semi-detached house presents an exciting opportunity for those looking to invest or create their ideal family home. Offered to the market with no onward chain and in need of refurbishment, this property is perfect for those with a vision to transform it into a modern living space.

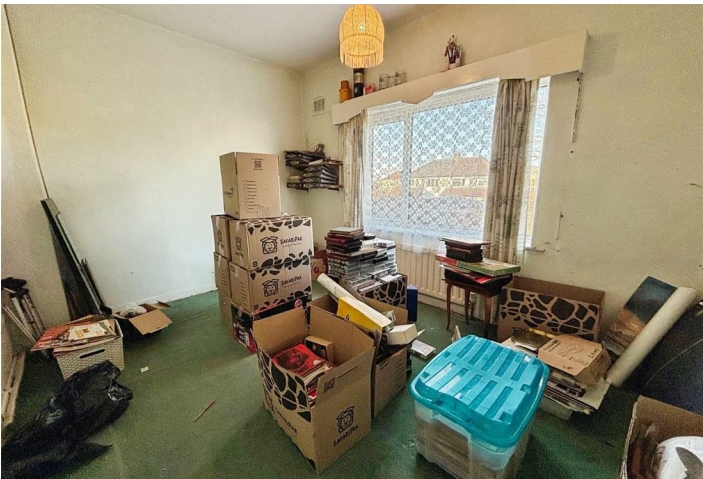
The property briefly comprises a spacious entrance hall, a generously proportioned lounge diner naturally lit via double glazed windows to front and rear, an extended kitchen with wall and base units, space and plumbing for all appliances, access to side elevation and a build in pantry cupboard. The first floor features a landing that connects two generous double bedrooms and a third single bedroom. The family bathroom completes this level featuring

a walk-in shower, wash hand basin, low level flush w/c and built in storage.

Externally, the property boasts a large driveway that leads to a 21ft tandem garage, offering plenty of storage or potential for a workshop. The front garden adds to the property's curb appeal, while the expansive enclosed private garden to the rear presents a wonderful space for enjoying the summer sun, also offering potential to extend the property, subject to planning permission.

The house is fitted with uPVC double glazing and oil fueled central heating throughout.

Situated in a popular residential location, this property is conveniently close to a variety of local amenities. It is also within the catchment area for well-regarded schools, making it an excellent choice for families. With excellent transport links to both Bradford and Leeds. Don't miss the chance to make this property your own and unlock its full potential.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached In Need Of Full Modernisation
Brought To Market Via Modern Method Of Auction.

Rating authority
Borough Council Tax Band C

Services

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Tenure
Freehold