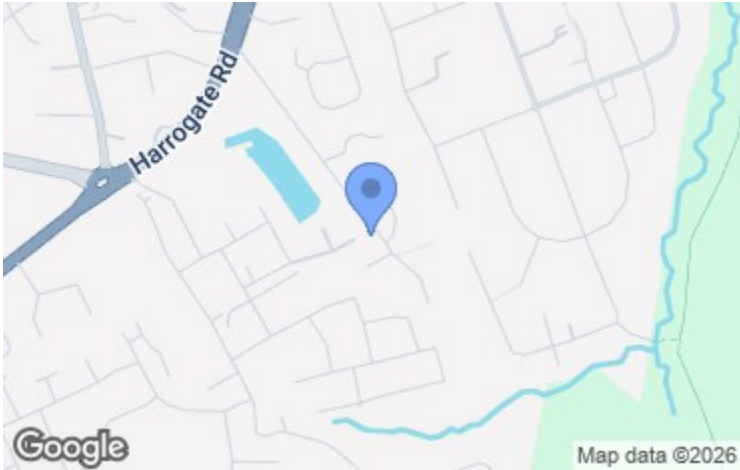




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



Viewing arrangements

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

Directions

See Mapping

Wharncliffe Drive, Bradford, BD2 3SY  
Auction Guide £95,000

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.





Wharncliffe Drive, Bradford, BD2 3SY

 1  2  1

**\*\* FOR BY MODERN METHOD OF AUCTION \*\* BUYERS FEES APPLY \*\***  
**STARTING BID - £95,000.00 \*\* 2 BEDROOM SEMI-DETACHED \*\* NO ONWARCH CHAIN**  
**\*\* IDEAL BUY TO LET INVESTMENT \*\***  
**IDEAL BUY TO LET INVESTMENT \*\*** Located on Wharncliffe Drive in Bradford, this charming two-bedroom semi-detached house offers a delightful blend of comfort and practicality.

Upon entering, you are welcomed into a spacious living room, featuring an electric fireplace that creates a warm and inviting atmosphere. The room is bathed in natural light, thanks to a double-glazed window that overlooks the front elevation, and the laminated flooring adds a modern touch.

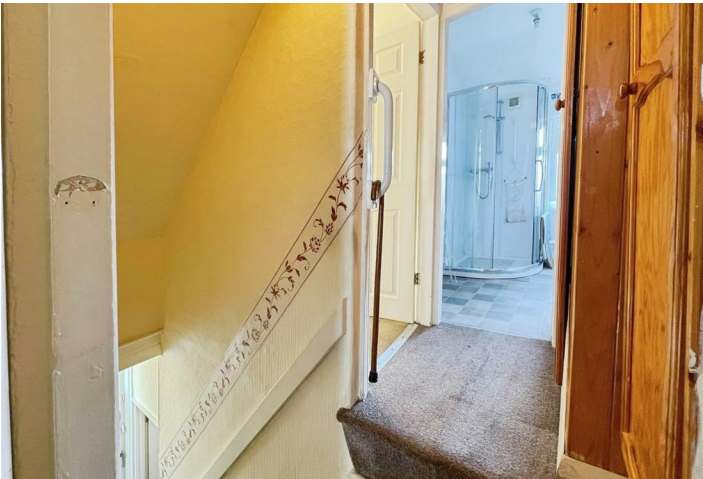
Moving through the property, you will find a well-appointed kitchen at the rear, equipped with both wall and base units. It comes complete with essential appliances, including a freestanding fridge freezer, washing machine and a gas hob and oven, making it ideal for

everyday living.

The first floor boasts two generously sized double bedrooms, both featuring a cosy carpet finish and double-glazed windows that allow for ample light from the front, side, and rear elevations. Each room is equipped with central heating, ensuring a comfortable environment throughout the year.

The outdoor space is equally impressive, with a good-sized garden at the rear, offering a wonderful area for relaxation or play. Additionally, the property benefits from a driveway that can accommodate several vehicles, along with a detached garage, providing ample storage and parking options.

This semi-detached home is an excellent opportunity for those seeking a comfortable and practical living space in a desirable location. With its appealing features and convenient amenities, it is sure to attract interest from a variety of buyers.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

2 bedroom stone built semi-detached property in a sought after cul-de-sac setting. Sold Via The Modern Method Of Auction.

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