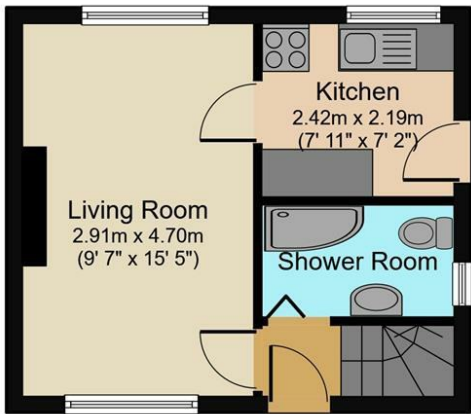
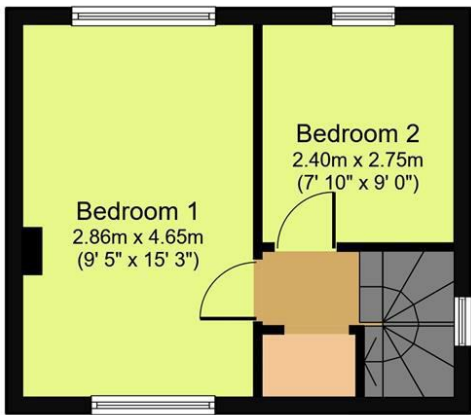




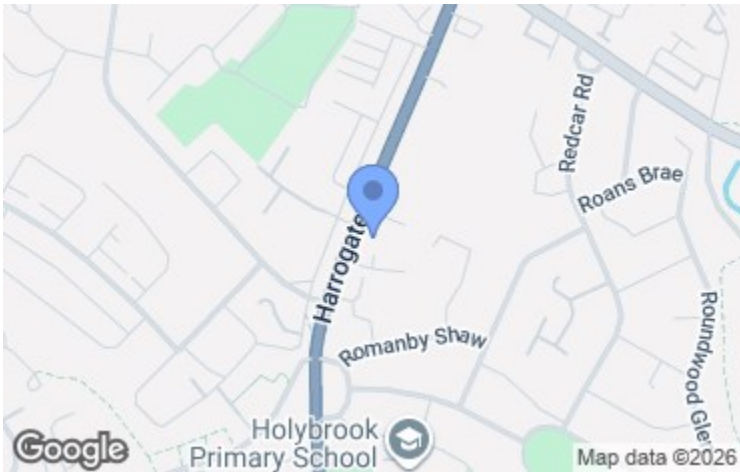
Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



Directions

See Mapping.



Viewing arrangements

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

Harrogate Road, Bradford, BD10 0QE
Auction Guide £90,000

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.



Harrogate Road, Bradford, BD10 0QE

 1  2  1

**** Sold Via Modern Method of Auction ** Buyer Fees Apply ** Starting Price - £90,000.00 ** Two Bedroom ** In Need of Modernisation ** Potential Buy-to-Let Investment ** Private Rear Garden ** Popular Residential Location ****
Nestled on Harrogate Road in Bradford, this charming two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and investors alike. Available for sale via auction, this property boasts a welcoming entrance hallway that leads to the various rooms and the staircase to the first floor.

The ground floor features a well-appointed family bathroom, complete with a three-piece suite and a convenient walk-in shower. The laminate flooring and double-glazed window add to the room's appeal, ensuring both style and functionality.

The living room is a generous open space, enhanced by double-glazed windows at the front and rear, allowing natural light to flood the area. This room seamlessly connects to the

kitchen, which is equipped with a range of wall and base units, along with freestanding appliances. The kitchen also benefits from laminate flooring and glazed windows that overlook the rear garden, as well as a door providing direct access to the outdoor space.

On the first floor, you will find two spacious double bedrooms, each featuring a carpet finish and ample room for wardrobes, making them perfect for relaxation and storage.

The exterior of the property is equally impressive, with a wrap-around garden that offers a generous expanse of grass and trees, providing a lovely outdoor retreat for family gatherings or quiet moments in nature.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two Bedroom Semi-Detached With No Onward Chain, An Ideal Buy To Let Investment Sold By 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 Wallace Home Financial, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold