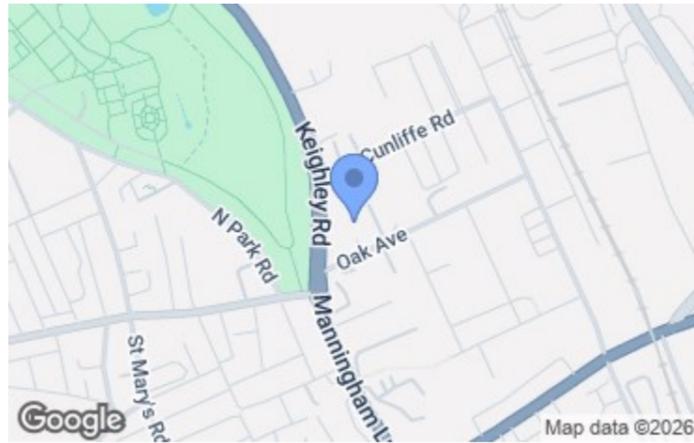




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	79
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.



**Lister Gardens, Bradford, BD8 7AG
 Auction Guide £40,000**

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.



Lister Gardens, Bradford, BD8 7AG



**** 1 DOUBLE BEDROOM ** ELECTRIC HEATING & DOUBLE GLAZING ** NO ONWARD CHAIN ** POTENTIAL BUY TO LET INVESTMENT ** SOLD BY MODERN METHOD OF AUCTION ** STARTING BID £40,000 ** BUYERS FEES APPLY **** A one-bedroom ground floor flat presents a potential investment opportunity, offered with no onward chain sold by the modern method of auction and a starting bid of £40,000.

There is a secure communal door into a communal hallway leading to the flat. The entrance hall features a convenient storage cupboard and an additional storage room, providing ample space for your belongings. The heart of the home is the open plan living, dining, and kitchen area, which includes double glazing, electric heating, carpeted flooring and neutral decor. Although the space is in need of some refurbishment, it is equipped with wall and base units, as well as space and plumbing for appliances.

The double bedroom features a window that

allows for plenty of light and electric heating for those cooler evenings. The fully tiled bathroom is practical and functional, complete with a bath, electric shower, W/C, and wash hand basin.

Externally, the property benefits from allocated parking and communal gardens.

With excellent transport links into Bradford, close to an array of local amenities and with no onward chain, this property poses an ideal buy to let opportunity.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings One Bedroom Ground Floor Flat Sold With No Onward Chain Via The Modern Method of Auction.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>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.</p> <p>Tenure Leasehold</p>
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