

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

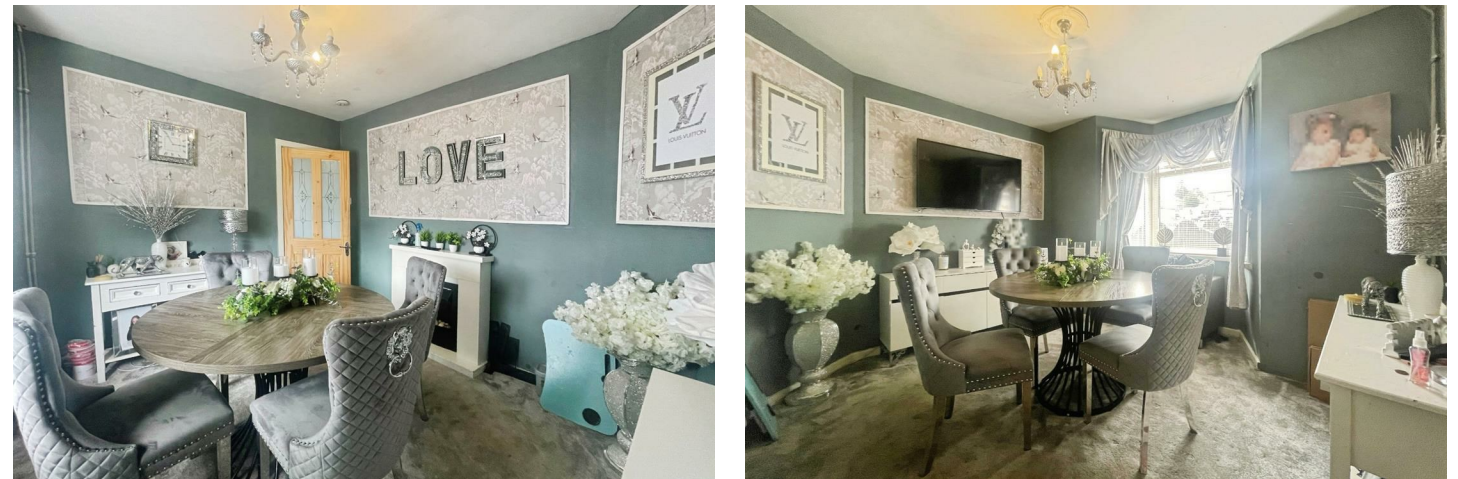


Viewing arrangements

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

Directions

See Mapping



Damon Avenue, Bradford, BD10 0LJ
Auction Guide £100,000

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.



Damon Avenue, Bradford, BD10 0LJ

 1  3  1

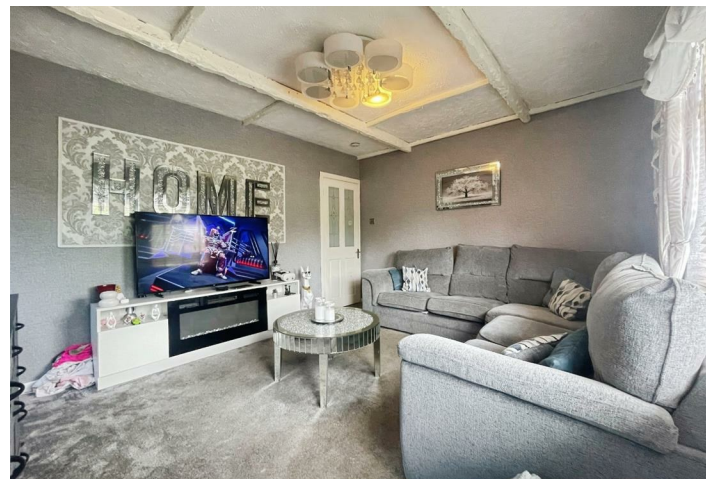
**** Sold Via Auction ** Buyers Fees Apply ** Starting Bid £110,000.00 ** Three Bedroom ** No Onwards Chain ** Ideal Family Home Or Investment Property ** Close To Local Amenities ** Located on Damon Avenue in Bradford, this charming three-bedroom semi-detached house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed by a spacious hallway that leads to the various living spaces. The front dining room features elegant double-glazed bay windows, an electric fireplace, and beautifully paneled walls, creating a warm and inviting atmosphere.**

At the rear, the large living room boasts double-glazed windows and a stunning wooden beam ceiling, enhancing the room's character while providing a cosy retreat. The kitchen is well-equipped with wall and base units, along with freestanding appliances, and benefits from ample natural light through double-glazed windows. A side door conveniently leads to the garden, making outdoor access effortless.

On the first floor, you will find three generously sized bedrooms, each capable of accommodating a double bed and offering wardrobe space, all adorned with double-glazed windows and carpeted for comfort. The family bathroom features a three-piece suite, complete with a shower over the bath, catering to all your bathing needs.

Additionally, the property includes an occasional room on the second floor, currently utilised as a fourth bedroom, providing extra flexibility for your living arrangements. Outside, the wrap-around garden is designed for low maintenance, featuring stylish astro turf, perfect for enjoying the outdoors without the hassle of extensive upkeep.

This property is an ideal choice for families or those seeking a spacious home in a convenient location. With its blend of traditional charm and modern amenities, it is sure to impress.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Home Ideal For \first Time Buyers Offered To The Market With No Onward Chain.

Rating authority
Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold