



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.



**Killinghall Road, Bradford, BD3 7JL
 Auction Guide £400,000**

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.



**** FIVE BEDROOMS ** DETACHED ** NO ONWARD CHAIN ** IN NEED OF MODERNISATION ** SOLD BY MODERN METHOD OF AUCTION ** SUPERB POTENTIAL ** GENEROUS PLOT ** BUYERS FEES APPLY ** STARTING BID £400,000 **** An impressive five-bedroom detached house offers a superb opportunity to create a period family home.

Upon entering, you are greeted by a large entrance hall leading to all rooms within. The lounge to the left features a large bay window to front, which sits adjacent to the open plan lounge/dining/kitchen. Carefully designed, the open-plan layout that is perfect for both cooking and entertaining. The living space mirrors the same bay window as the separate lounge, with an open floor to a dining space and then modern kitchen. The kitchen is fully equipped with modern wall and base units, integral appliances and ample work surfaces. An additional reception room at the rear provides versatile space, leading conveniently to a downstairs washroom, enhancing the practicality of the

home.

The large first floor landing leads you to five bedrooms, four of which are substantial doubles, with most including floor to ceiling fitted wardrobes, alongside a comfortable single bedroom. A separate w/c and family shower room completes the first floor, with the shower room including corner shower cubicle, w/c and wash hand basin.

Outside, the property is surrounded by a delightful wrap-around garden, offering grassy areas both at the front and rear. A large driveway to the side provides ample parking for multiple vehicles with the addition of a tandem garage and outside storage building.

Offered to the market via the Modern Method Of Auction, the property throughout is in need of some modernisation throughout and poses a fantastic opportunity for large families, investors and/or developers alike to create a stunning family home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Superb Five Bedroom Detached Family Home With Wrap Around Gardens Sold Via The Modern Method Of Auction.

Rating authority
Borough Council Tax Band D

Services

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Tenure
Freehold