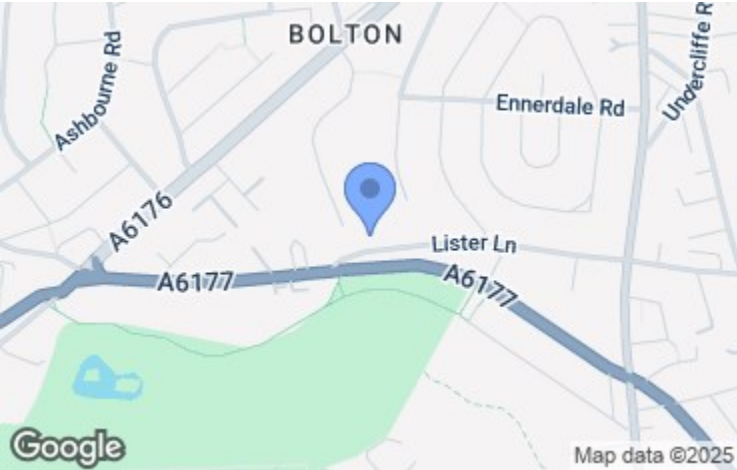




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Lister Lane, Bradford, BD2 4LU
Auction Guide £200,000

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.

**** 3 BEDROOM DETACHED ** SUPERB POTENTIAL FOR CONVERSION S.T.P.P ** PRIME RESIDENTIAL LOCATION ** SOLD BY MODERN METHOD OF AUCTION ** STARTING BID OF £200,000 ** BUYERS FEES APPLY ** NO ONWARD CHAIN **** This three bedroom detached property is primed for a developer and/or growing family looking for a project. With some works already begun, the property has ample space for further extension and/or conversion S.T.P.P. Offered to the market with no onward chain via the modern method of auction.

The ground floor entrance hall leads to all rooms with a lounge to the front left aspect, two double bedrooms, an open plan dining kitchen fitted with a modern kitchen, gas cooker, space and plumbing for washing machine and fridge freezer, and family bathroom fully tiled and fitted with a white three piece suite including bath and shower over, w/c and wash hand basin.

A separate door leads to a store room

incorporating a staircase leading to the third bedroom in the attic. Fully converted with laminate flooring, power, lighting, and Velux window.

Externally, the property has a driveway and double garage, steps leading to a mature garden and patio to front and enclosed garden to side and rear with lawn, decking and mature garden borders.

The property has huge potential to make into a family home, and proposes a fantastic investment opportunity once a following a schedule of works and potential further conversion and extension S.T.P.P.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Detached Family Home In A Prime Location Within BD2 Offered To The Market With No Onward Chain & With Superb Potential S.T.P.P.

Rating authority
Borough Council Tax Band D

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