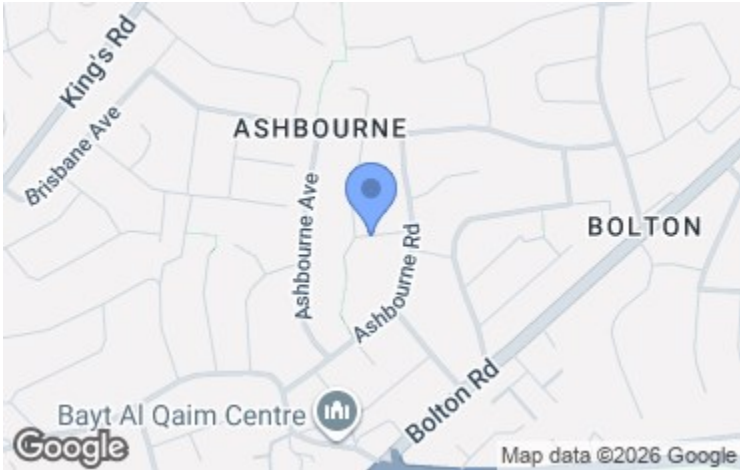




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Ashbourne Oval, Bradford, BD2 4DH
Auction Guide £115,000

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.



**** For Sale Via Auction ** Starting Price - £115,000.00 ** Auction Fees Apply ** Semi-Detached ** No Onward Chain **** Nestled in the charming Ashbourne Oval area of Bradford, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious hallway that leads into a generous living room, featuring a lovely double-glazed bay window that fills the space with natural light. The room is adorned with a carpet finish and boasts a wood-burning fireplace, creating a warm and inviting atmosphere for family gatherings.

The kitchen is well-equipped with a variety of wall and base units, a gas hob, and an oven, complemented by a built-in extractor fan. The tiled splashback and laminate flooring add a modern touch, while the double-glazed rear windows and side door provide easy access to the expansive rear garden, perfect for outdoor entertaining or simply enjoying the fresh air.

On the first floor, you will find two spacious

bedrooms, each capable of accommodating a double bed and wardrobes, both featuring carpet finishes and double-glazed windows that ensure a peaceful night's sleep. The third bedroom is a comfortable single, ideal for a child or as a home office. The family bathroom is fitted with a three-piece suite, including a shower over the bath and stylish tiled walls.

Outside, the property boasts large front and rear gardens, providing ample space for children to play or for gardening enthusiasts to indulge their passion. Additionally, a detached garage offers convenient storage or potential for a workshop. This home is perfect for families seeking a blend of space, comfort, and a welcoming community atmosphere. Don't miss the opportunity to make this lovely property your own.



Fixtures & fittings Two Double Bedroom True Bungalow Sold Via Auction With No Onward Chain.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band B	Tenure Freehold