

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	9	
(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



Sydenham Place, Bradford, BD3 0LA
Auction Guide £55,000

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.



Sydenham Place, Bradford, BD3 0LA

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****FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ** STARTING BIDS £55,000 ** FEES APPLY ** RENOVATION PROJECT****

Ideal investment opportunity! This FOUR bedroom through terrace property is situated in a popular location close to local amenities, schools & parkland!

The accommodation briefly comprises; Entrance hall, spacious lounge benefiting from a large picture window allowing lots of natural light to flow in, gas fire housed on a feature tiled surround. second spacious reception/dining room also benefiting from a gas fire housed on a tiled surround. Kitchen area with stainless steel sink housed fitted unit. Large basement ideal for storage or possible kitchen conversion. Stairs provide access to the first floor which accommodates two double bedrooms & a third single. The fitted bathroom consists of a three piece

suite in white with chrome fittings. The fourth bedroom is a spacious overall attic room benefiting from a Velux window. Externally the property benefits from a small terraced garden space to both the front & rear.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Auction Sale, Fee's apply. Renovation Project, Stone Four Bedroom Terrace.

Rating authority
Borough Council Tax Band

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