



£250,000

BY AUCTION *NO CHAIN* *HUGE POTENTIAL TO EXTEND* *MULTIPLE RECEPTION ROOMS* *GARDENS* *DRIVEWAY PARKING & GARAGE* *IDEAL FOR LARGE FAMILIES* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *SHOWER ROOM & BATHROOM*

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £250,000.

Nestled on Idle Road in Bradford, this charming semi-detached house presents an excellent opportunity for families seeking space and comfort. Boasting four well-proportioned bedrooms, this property is perfect for those who value room to grow. The three reception rooms provide ample space for family gatherings, entertaining guests, or simply enjoying quiet evenings at home.

The house features a bathroom, and a separate shower room, ensuring convenience for busy mornings and accommodating guests with ease. The large rear garden is a standout feature, offering significant potential for extension, allowing you to create your dream outdoor space or additional living areas (subject to planning consents). Parking is a breeze with space for multiple vehicles, making it ideal for larger families or those who enjoy hosting visitors. The absence of a chain means you can move in without delay, making this property an attractive option for those eager to settle into their new home.

With its generous living space and the potential for further development, this semi-detached house on Idle Road is a rare find in the Bradford area. Whether you are looking to create a family haven or invest in a property with great potential, this home is well worth a visit.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Idle Road, BD2

Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1140106)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	