



**By Auction £250,000**

**\*BY AUCTION\* \*NO CHAIN\* \*FIVE BEDROOMS\* \*EXTENDED DETACHED\* \*ANNEX FOR DEPENDANT RELATIVE\* \*IDEAL PROJECT FOR A BUILDER/DEVELOPER\* \*QUIET BACKWATER LOCATION\***

Nestled in the tranquil setting of Green Row, Bradford, this extended detached house presents a unique opportunity for those seeking a spacious family home or a promising project for renovation. Boasting five well-proportioned bedrooms, this property is perfect for larger families or those in need of extra space. The two reception rooms offer versatile living areas, ideal for both relaxation and entertaining.

One of the standout features of this home is the annex room, which is particularly suited for a dependent relative or could serve as a private office or guest suite. The two bathrooms provide ample facilities for a busy household, ensuring convenience for all residents.

Situated in a quiet backwater location, this property offers a peaceful retreat while still being within reach of local amenities. The house is being sold by auction with no chain, making it an attractive option for buyers looking to move quickly.

This property is not only a wonderful family home but also presents an exciting opportunity for builders and investors. With potential for further development and personalisation, it is an ideal project for those looking to add value. Do not miss the chance to explore the possibilities that this charming detached house has to offer.

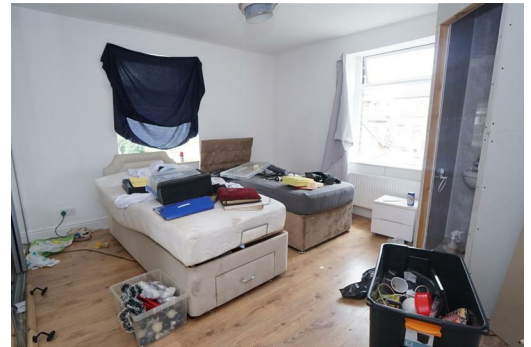
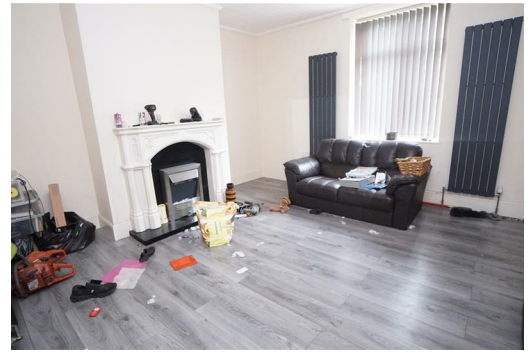
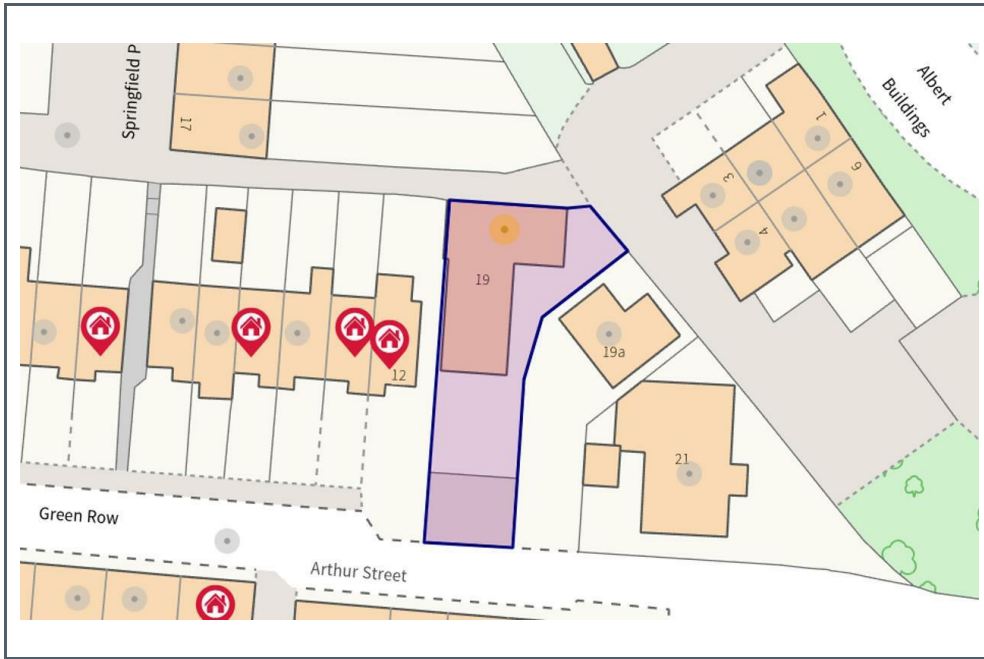
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AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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