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BRADFORD  
**AUCTION**  
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Freshfield Gardens, Allerton, Bradford, West Yorkshire, BD15 7PR

- SEMI-DETACHED HOUSE, INVESTMENT, MODERN METHOD OF AUCTION
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- CONSERVATORY PROVIDING ADDITIONAL DINING SPACE
- FAMILY BATHROOM WITH CORNER BATH AND SHOWER OVER
- DETACHED SINGLE GARAGE
- CURRENTLY TENNATED AT £1100 PER MONTH
- MODERN KITCHEN WITH INTEGRATED HOB AND BREAKFAST BAR
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- EPC RATING GARDE D - COUNCIL TAX BAND A

**Auction Guide**  
**£150,000**



# Freshfield Gardens, Allerton, Bradford, West Yorkshire, BD15 7PR

This semi-detached property offers a compelling investment opportunity via the Modern Method of Auction. CASH BUYERS ONLY

Tenanted on a rolling contract at £1100 per month.

Internally, the ground floor comprises a welcoming entrance hall leading to the main living areas. The spacious living room features a functional fireplace and offers a comfortable reception space, flowing directly into the kitchen. The kitchen is fitted with wood-effect countertops, white cabinetry, and a black tiled splashback, complete with an integrated hob and a range-style oven. A breakfast bar provides an informal dining solution. From the kitchen, a conservatory extends the living space, presenting a bright area ideal for dining or a home office, with direct access to the rear garden.

The first floor houses three bedrooms and the family bathroom. The main bedroom benefits from ample natural light and built-in mirrored wardrobes. A further double bedroom and a third bedroom, currently utilised as a dressing room, complete the sleeping accommodation. The family bathroom is fully tiled and features a corner bath with an overhead shower, a basin set within a vanity unit, and a WC. This property presents a versatile layout, ready for a new owner to further enhance its value and capitalise on its rental or resale potential.

There is a tarmac driveway giving ample off-road parking and a detached garage, enhancing the property's appeal. The front garden area includes a paved patio and decorative gravel. To the rear, is predominantly paved. A shed provides practical storage.

## IMPORTANT INFORMATION

This property is offered for sale by the 'Modern Method of Auction'. The successful bidder is required to pay a non-refundable reservation fee. Any successful bidder will pay this to secure the property. The reservation fee is in addition the purchase price.





## GROUND FLOOR

### PORCH

6'3" x 4'5"

### ENTRANCE HALL

### KITCHEN/DINER

18'6" x 8'2"

### LOUNGE

12'4" x 11'5"

## CONSERVATORY

11'7" x 7'11"

## 1ST FLOOR

### BEDROOM NO.1

12'9" x 11'5"

### BEDROOM NO.2

12'9" x 8'8"

## BEDROOM NO.3

8'3" x 7'9"

## BATHROOM

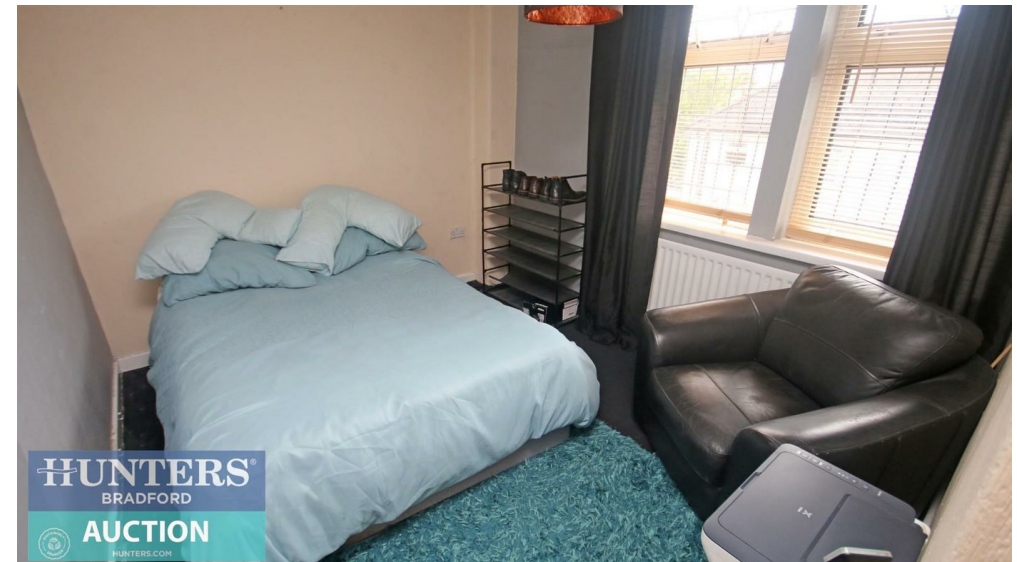
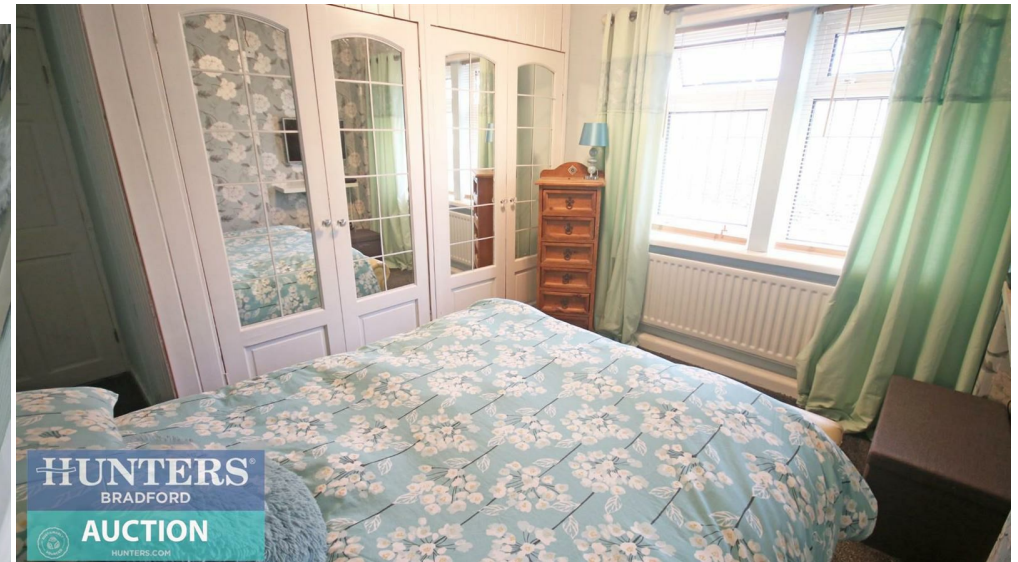
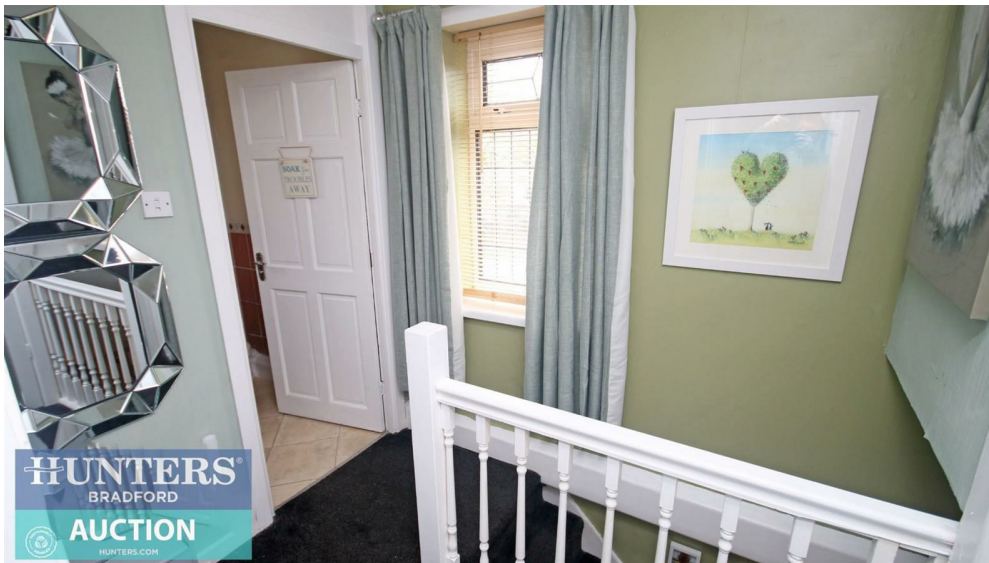
8'0" x 5'6"

## GARAGE

13'11" x 10'2"





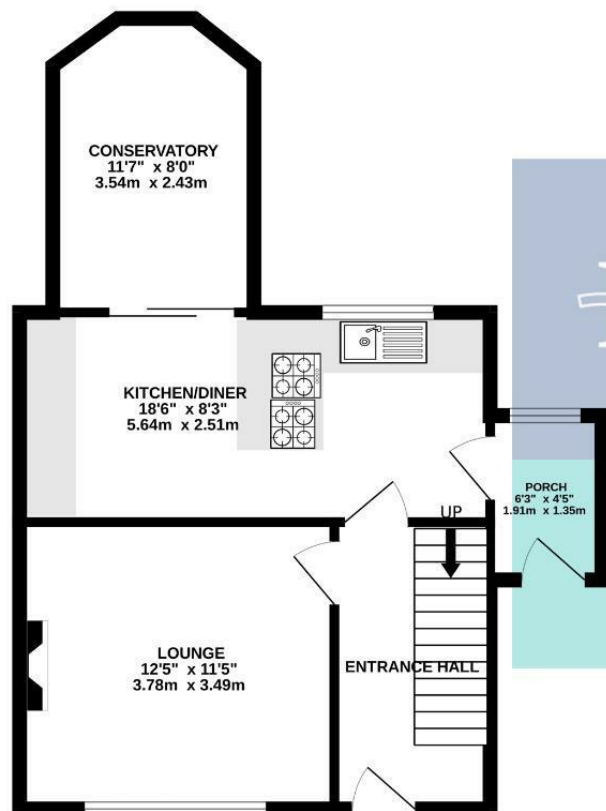


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

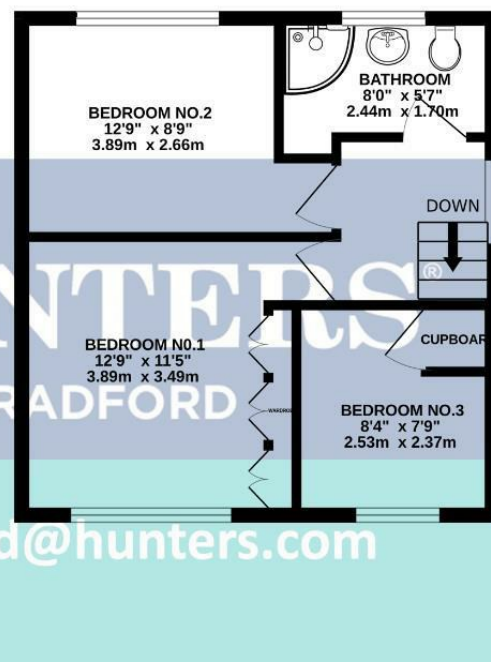




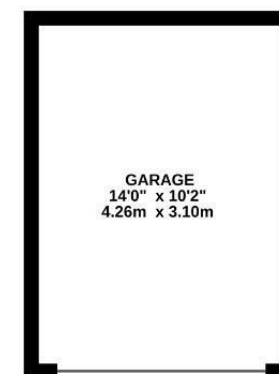
GROUND FLOOR



1ST FLOOR

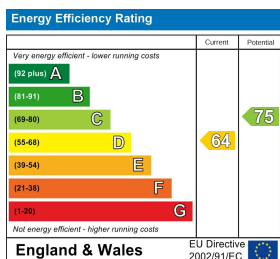


GARAGE



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>





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