



**HUNTERS®**

Sales ▪ Lettings ▪ Management

## Leeds Road Eccleshill, Bradford, West Yorkshire, BD2 3BD

- THREE BEDROOM SEMI-DETACHED FAMILY HOME OVER FOURS FLOORS
- OPEN PLAN RECEPTION AND DINING ROOM
- FOUR PIECE BATHROOM SUITE
- DRIVEWAY FOR SEVERAL CARS TO THE FRONT AND SIDE OF THE HOUSE
- COUNCIL TAX BAND C
- FOR SALE VIA THE MODERN METHOD OF AUCTION
- UTILTIY ROOM WITH DOOR TO THE SIDE DRIVEWAY
- FRONT AND REAR GARDENS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EPC RATING GRADE D

**Guide Price £230,000**



# Leeds Road Eccleshill, Bradford, West Yorkshire, BD2 3BD

This attractive semi-detached house is for sale via the MODERN METHOD OF AUCTION , it presented in good condition and awaiting its new owners. The property is located in a highly sought-after location, with excellent public transport links, nearby schools, and local amenities close by, making it ideal for families or working professionals alike. Set over four floors including the cellar it really is a home for a family.

THIS IS AN ONLINE 24 HR A DAY AUCTION - BIDS CAN BE PLACED AT ANYTIME, (A bid can be accepted at anytime if the seller wishes to accept one.)  
AUCTION CLOSES 25/07/2025 AT 11AM

Upon entering the property, you are welcomed into the reception room. This open-plan area is with natural light thanks to large windows, creating a warm and inviting space for relaxation or entertaining guests. The ground floor also hosts a well-equipped kitchen, boasting utility room facilities and wood countertops. Large windows ensure the kitchen is bathed in natural light, making it a bright and enjoyable space in which to prepare meals.

The property offers three double bedrooms, each providing ample space and flexibility for personalisation. The bedrooms are complemented by a well-structured bathroom, which features both a walk-in shower and bath, providing options for both convenience and relaxation.

This property falls within the 'C' council tax band and has an EPC rating of 'D'. As a semi-detached house, it offers a sense of privacy and space, while still benefiting from the community feel of the neighbourhood.

A non refundable reservation fee is to be paid to secure the property. There is to be an unconditional exchange of contracts and completion no later than 60 days for a cash purchase or 90 days for a mortgage purchase, this is from the date of memos being issued following sale agreed. The reservation gives sole exclusivity to purchase the property within the 60 or 90 day period.





## **BASEMENT**

**Cellar**

## **GROUND FLOOR**

**Hallway**  
12'1" x 17'5"

**Reception / Dining Room**  
16'3" x 32'10"

**Kitchen**  
21'9" x 5'8"

**Utility Room**  
5'6" x 13'3"

## **FIRST FLOOR**

**Landing**

**Bedroom 1**  
9'4" x 14'7"

**Bedroom 2**  
9'8" x 14'7"

**Bathroom**  
6'3" x 11'4"

## **Second Floor**

**Bedroom 3**  
14'11" x 13'1"

## **EXTERNAL**

**Driveway**

**Front Garden**

**Rear Garden**

**Outside Shed**





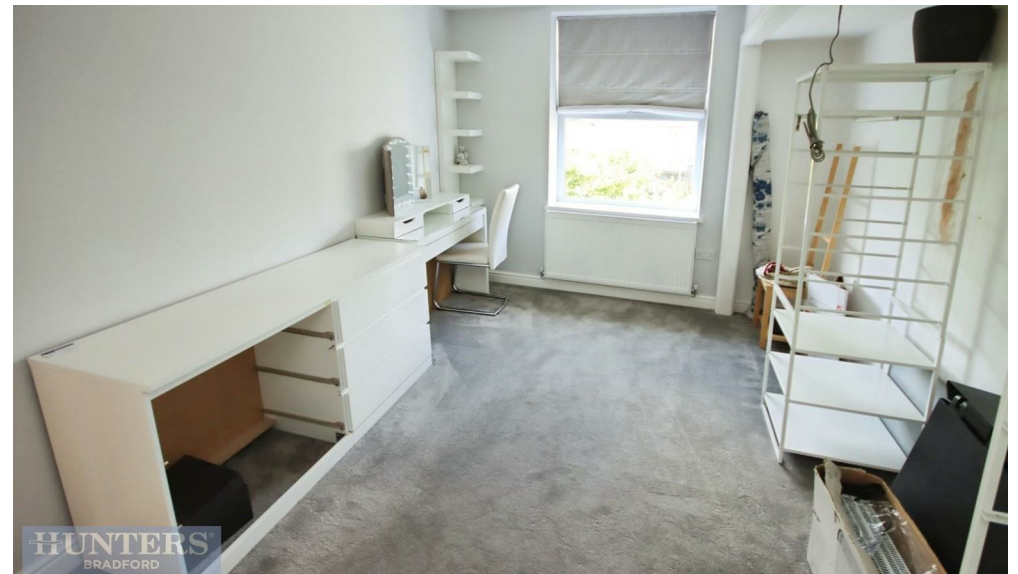


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.





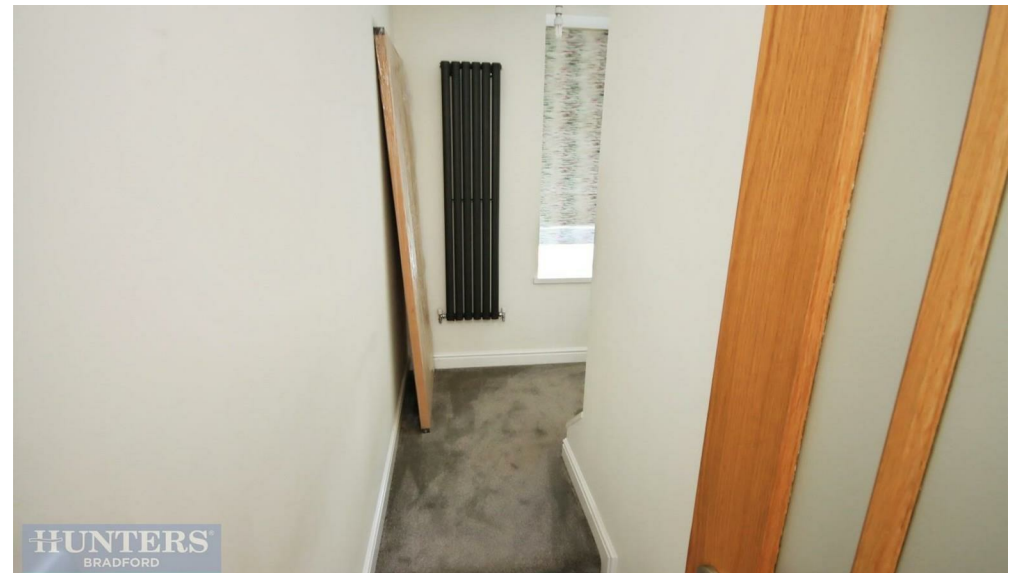








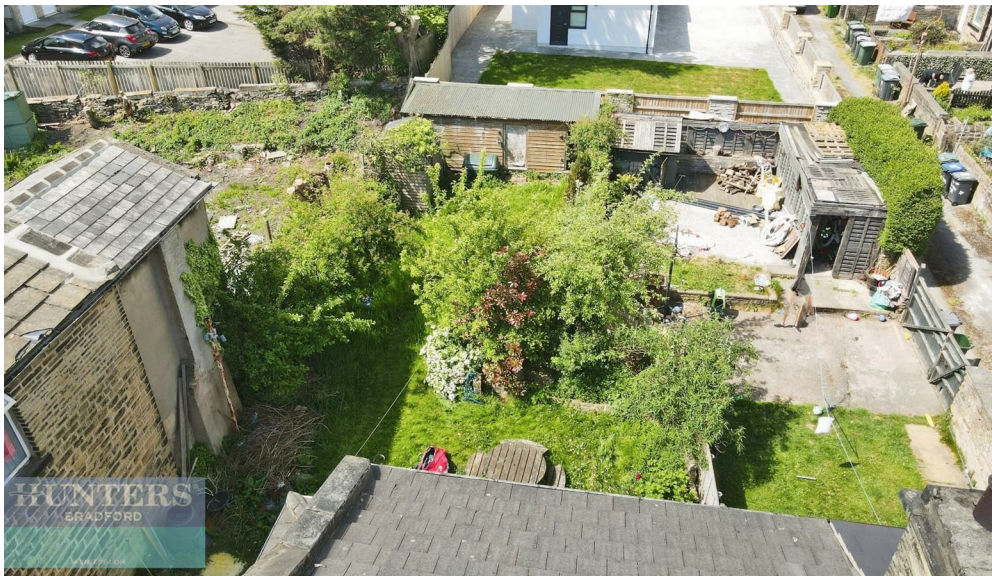




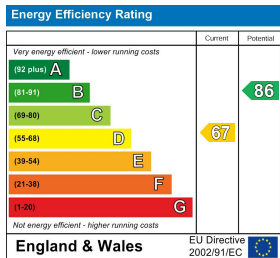
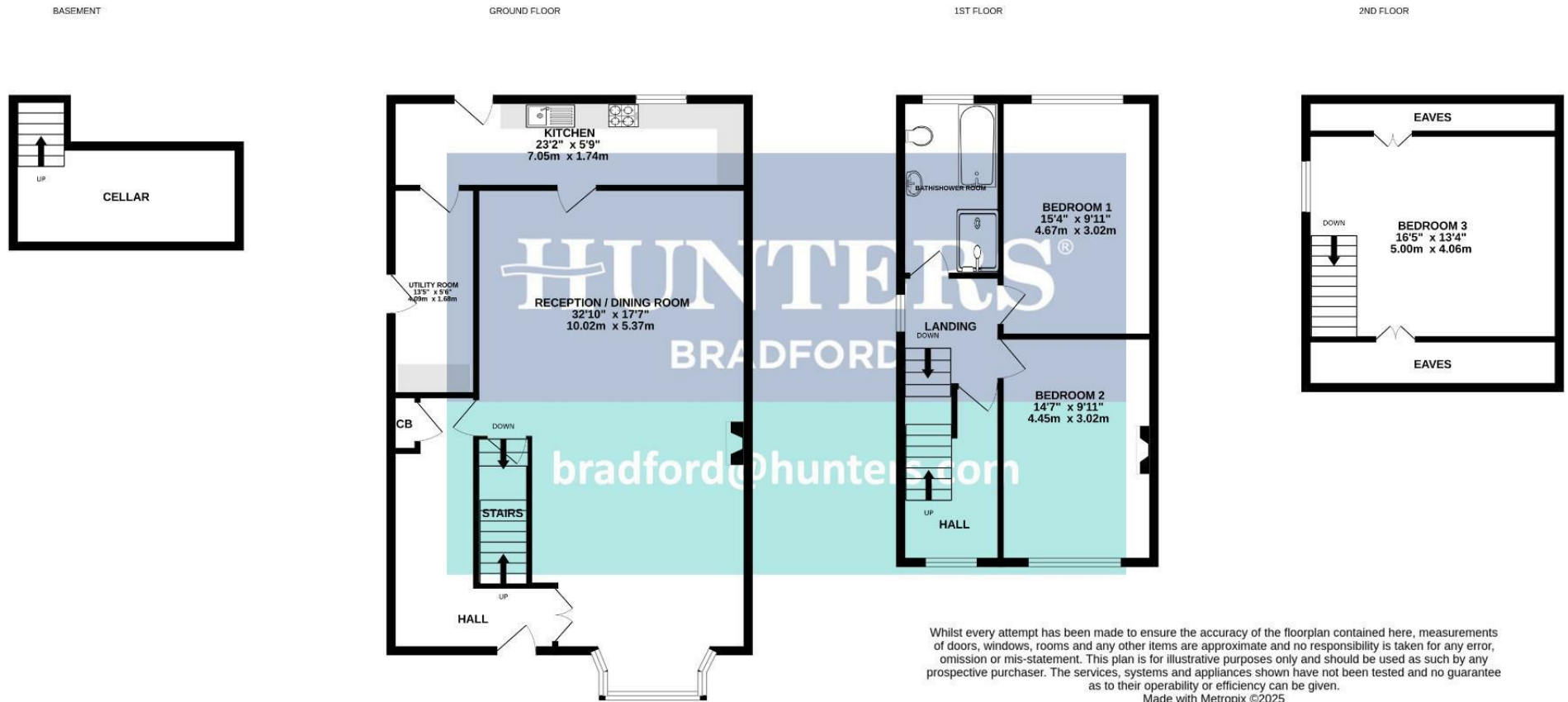












### Viewing Arrangements

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





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