



Beldon Lane, Bradford, BD7 4LF

- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- LARGE GARDEN AREA COVERING THREE SIDES
- GAS CENTRAL HEATING
- MODERN BATHROOM SUITE
- EPC RATING GRADE D
- FOR SALE BY THE MODERN METHOD OF AUCTION
- EXTENSION POSSIBILITIES (SUBJECT TO PLANNING)
- DOUBLE GLAZING
- COUNCIL TAX BAND B

By Auction £110,000

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DESCRIPTION

HUNTERS BRADFORD PRESENTS - BELDON LANE

AUCTION GUIDE STARTING AT £110,000 - AUCTION CLOSES Saturday 01st Jul, 11:24 am -
Guide PRICE CAN CHANGE

THREE-BEDROOM SEMI-DETACHED FAMILY HOME - FOR SALE BY THE MODERN
METHOD OF AUCTION - LARGE GARDEN AREA COVERING THREE SIDES - EXTENSION
POSSIBILITIES (SUBJECT TO PLANNING) - GAS CENTRAL HEATING - DOUBLE GLAZING -
MODERN BATHROOM SUITE - COUNCIL TAX BAND B - EPC RATING GRADE D

GROUND FLOOR

Enter into the kitchen diner, there are a selection of both wall and base units, pluming for a washing machine, gas cooker, space for a dining/breakfast table. The lounge is a good space overlooking the rear garden with fireplace and bay window.

FIRST FLOOR

From the landing, there is access to all three bedrooms and the bathroom. Bedroom 1 is a double room, bedroom 2 is a double room and bedroom 3 is a single room. The bathroom is a modern style three piece with Bath (Shower over), basin, WC, radiator and is part tiled.

EXTERNAL

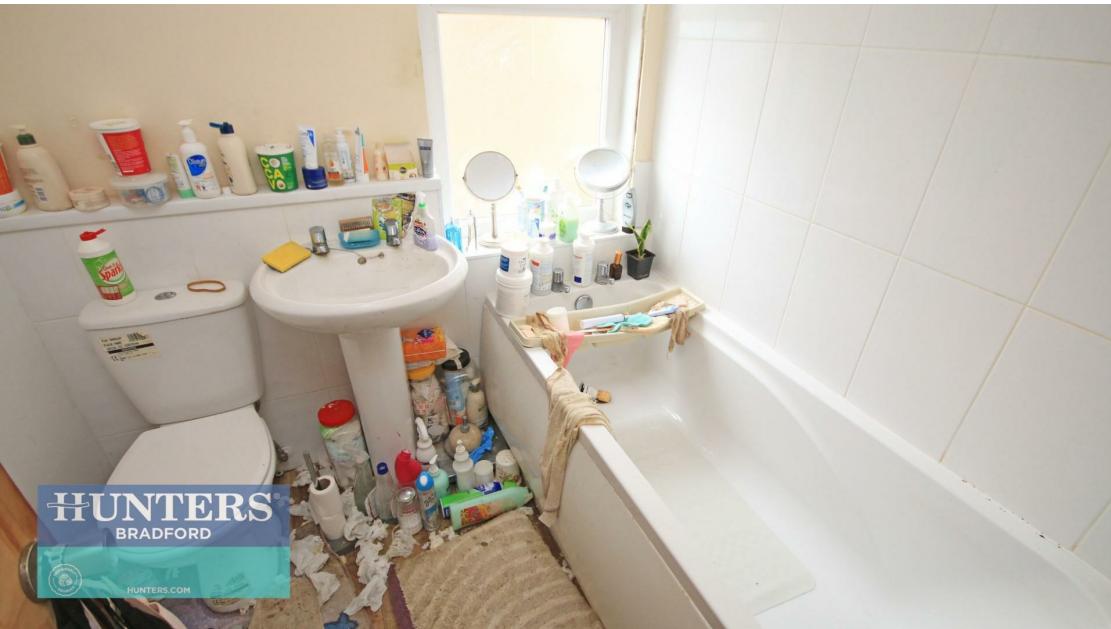
Here is where the property stands out with generous gardens to three sides, extension possibilities (subject to planning).

Close to local amenities, transport links and schools.

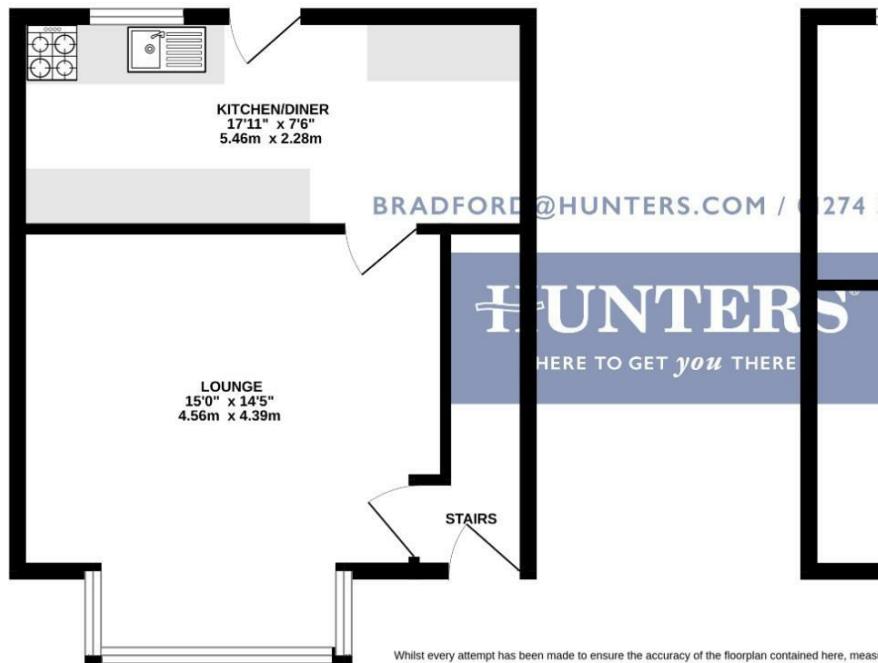
IMPORTANT INFORMATION

This property is offered for sale by the 'Modern Method of Auction'. The successful bidder is required to pay a non-refundable reservation fee of £6,000. Any successful bidder will pay this to secure the property. The reservation fee is in addition to the purchase price. The successful bidder then has 28 days to exchange legally binding contracts. * Generally speaking, Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

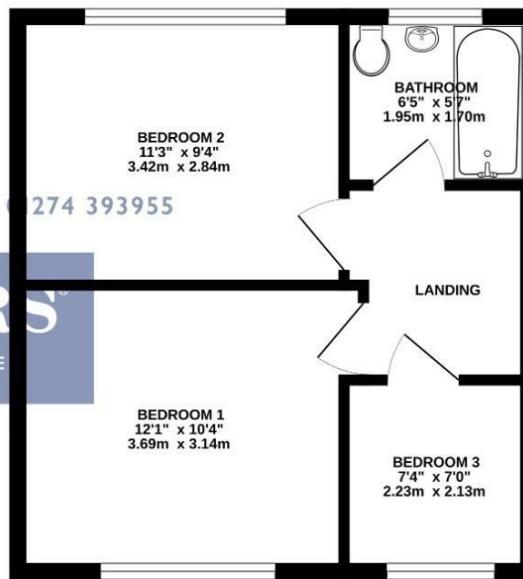




GROUND FLOOR



1ST FLOOR



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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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

THINKING OF SELLING? 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

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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