



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, plumbing for a washing machine, gas cooker, space for a dining/breakfast table. The lounge is a god 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

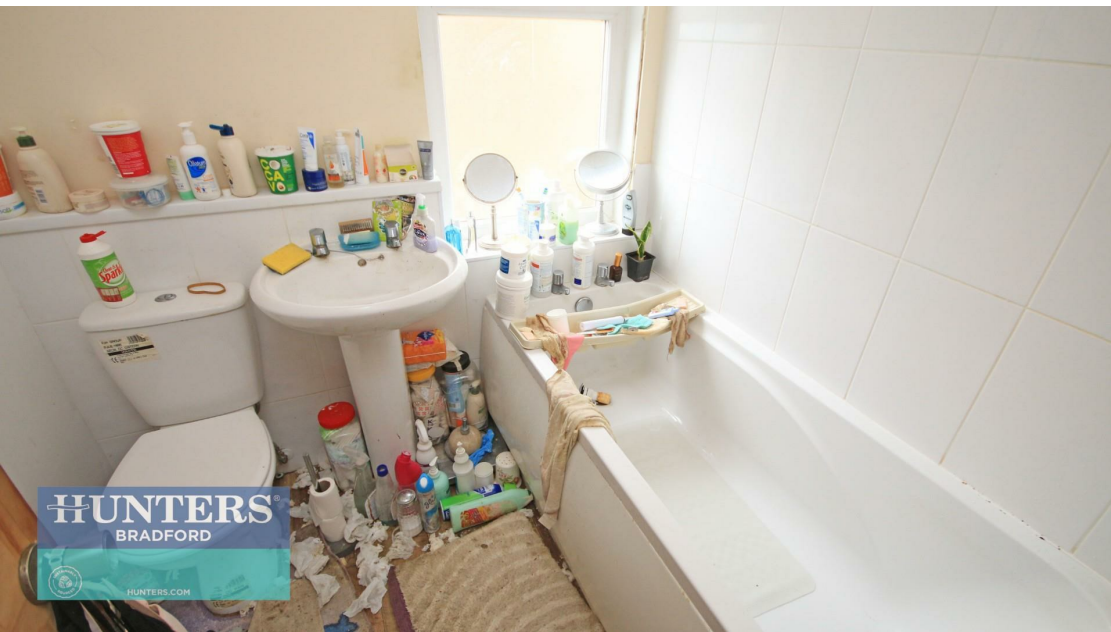
Here is where the property stands out with generous gardens to three sides, extension possibilities (subject to planning).

Close to local amenities, transport links and schools.

IMPORTANT INFORMATION

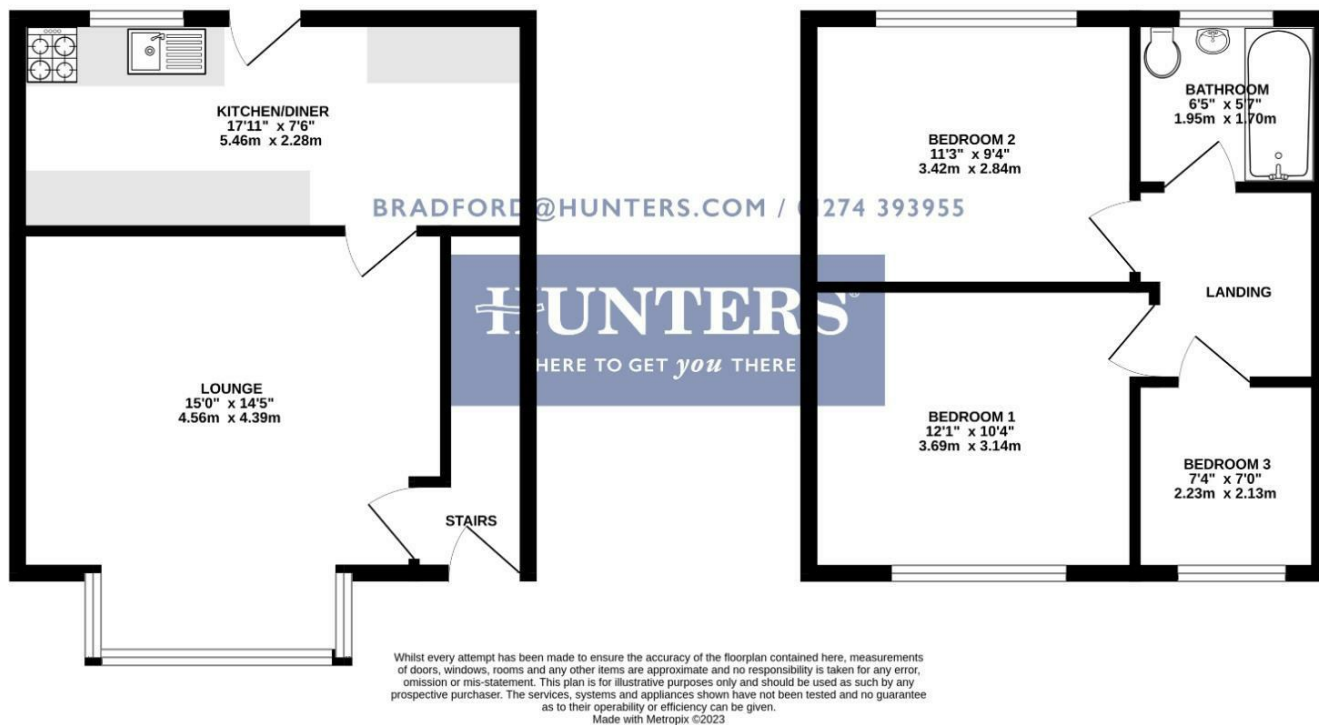
This property is offered for sale by the 'Modern Method of Auction'. The successful bidder is required to pay a non-refundable reservation fee of £6,000. Any successful bidder will pay this to secure the property. The reservation fee is in addition to the purchase price. The successful bidder then has 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.





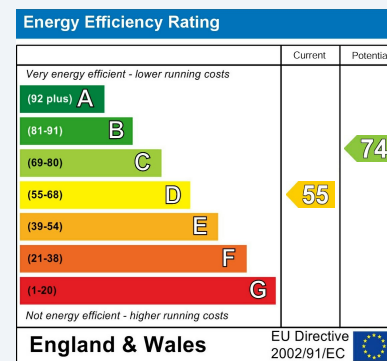
GROUND FLOOR

1ST FLOOR



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.



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.

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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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