



Pearson Lane, , Bradford, BD9 6BE

- FOR SALE VIA THE MODERN METHOD OF AUCTION - FEES APPLY
- 130 PEARSON LANE CURRENTLY TENANTED AT £650 PCM
- TWO BEDROOMS
- GAS CENTRAL HEATING
- 130 PEARSON LANE COUNCIL TAX BAND A
- TWO DWELLINGS - 130 PEARSON LANE AND 116 PEARSON LANE
- MODERN OPEN PLAN RECEPTION / KITCHEN
- THREE PIECE BATHROOM SUITE
- 116 PEARSON LANE - READY FOR CONVERSION WITH PREVIOUS PLANNING
- 130 PEARSON LANE EPC RATING GRADE D

Auction Guide £122,000

Pearson Lane, Bradford, BD9 6BE - Auction Guide £122,000

DESCRIPTION

HUNTERS BRADFORD PRESENTS - PEARSON LANE - BD9

FOR SALE VIA THE MODERN METHOD OF AUCTION - BUYER FEES
APPLY

AUCTION CLOSES - Friday 13th March @ 11:00 am

Auction Link - [letsbidproperty .co.uk/properties/523/PEARSON_LANE_BD9](https://letsbidproperty.co.uk/properties/523/PEARSON_LANE_BD9)

SPLIT INTO TWO DWELLINGS - 116 PEARSON LANE & 130 PEARSON LANE

END TERRACED PROPERTY OVER THREE FLOORS - LOWER GROUND FLOOR READY FOR CONVERSION (SEE PREVIOUS PLANNING DOCUMENTATION) - COMPRISING OF A TWO BEDROOM HOUSE AND LOWER STUDIO FOR CONVERSION - 130 PEARSON LANE WITH GAS CENTRAL HEATING - DOUBLE GLAZING - EPC RATING GRADE D FOR 130 PEARSON LANE & COUNCIL TAX BAND A

AWAITING EPC RATING FOR 116 PEARSON LANE

130 PEARSON LANE - A two-bedroom terrace with accommodation over two floors, modern open plan lounge / kitchen. 1 Double bedroom and 1 Single bedroom with a three-piece bathroom suite (Bath, basin and WC). This part of the property is currently let out until 05/05/2024 at £650 PCM.

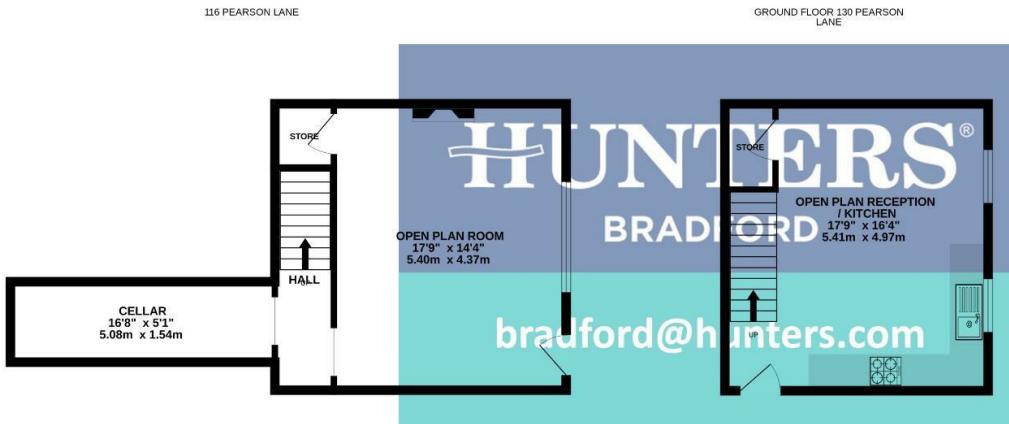
116 PEARSON LANE - This part of the property is ready to be converted into either part of the main house or as the planning stated a studio apartment.

To the front of 116 Pearson Lane is an open paved yard area.

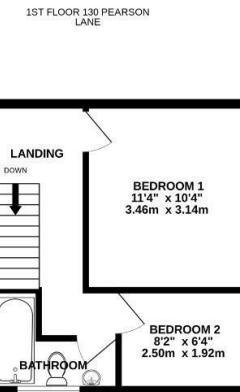
Close to Bradford Royal Infirmary, good transport links into Bradford where there are rail and bus links to surrounding towns and cities. Located near local schools.







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		89
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(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.



Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

