



## Saxton Avenue, Wibsey, Bradford, West Yorkshire, BD6 3SW

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH PATIO DOORS - MODERN STYLE GALLEY BREAKFAST KITCHEN
- MODERN SHOWER ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND A
- SALE VIA THE MODERN METHOD OF AUCTION
- BEDROOM 1 WITH FITTED WARDROBES
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN WITH DRIVEWAY PARKING
- EPC RATING GRADE B

**Guide Price £140,000 & Over**





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Nestled in the charming area of Wibsey, Bradford, this delightful three-bedroom semi-detached family home on Saxton Avenue offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge, which is bathed in natural light thanks to the patio doors that lead out to the garden, creating an inviting space for relaxation and entertaining.

The property boasts a contemporary galley-style breakfast kitchen, ideal for family meals and casual dining. The first bedroom features fitted wardrobes, providing ample storage space while maintaining a tidy appearance. The modern shower room is designed with both style and functionality in mind, ensuring convenience for the whole family.



With gas central heating and double glazing, this home promises warmth and energy efficiency. The front and rear gardens offer a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the property includes driveway parking for up to three vehicles, making it a practical choice for families.

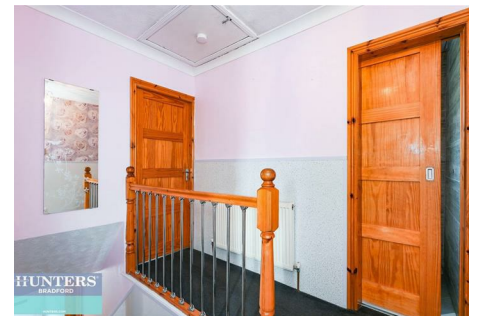
Situated in Council Tax Band A, this home is not only appealing but also economical. The property is currently awaiting a new Energy Performance Certificate rating, with the previous rating being Grade B, indicating good energy efficiency.



This semi-detached house is available for sale via the modern method of auction, presenting a unique opportunity for prospective buyers.

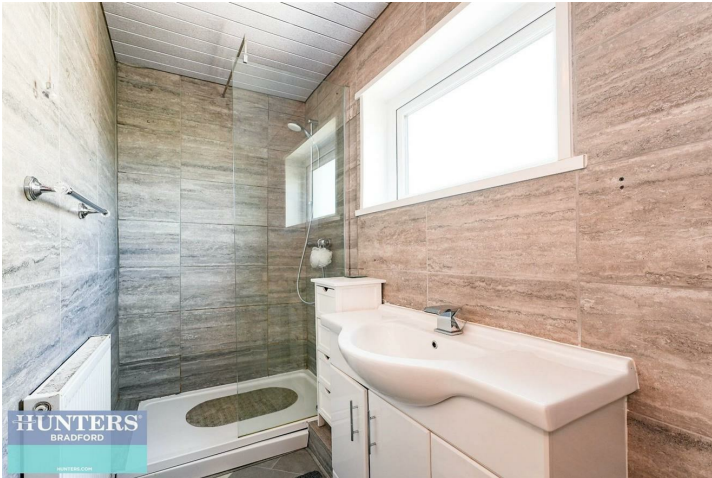
Whether you are a first-time buyer or looking to expand your property portfolio, this home on Saxton Avenue is certainly worth considering, book your viewing today.

**AUCTION CLOSES 16th May 2025 at 11am**, bids can be accepted prior to the end if agreed by the vendor. Online 24 hour auction bidding system ,we will send a link to you to place a bid if you are interested. The property is **SOLD AS SEEN**.





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GROUND FLOOR

Hallway

Living Room  
18'4" x 11'10"

Breakfast Kitchen  
21'3" x 10'7"

FIRST FLOOR

Landing

Bedroom 1  
10'7" x 10'6"

Bedroom 2  
13'2" x 11'9"

Bedroom 3  
8'11" x 7'1"

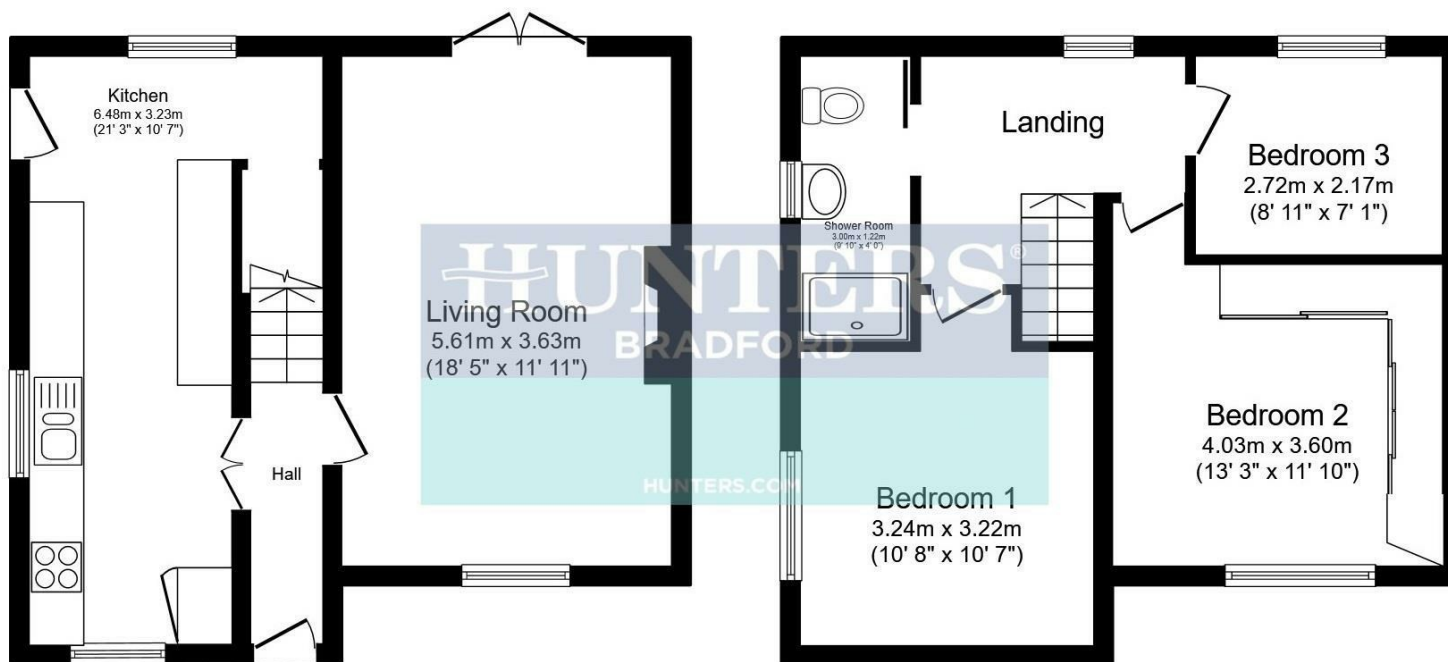
Shower Room  
9'10" x 4'0"

EXTERNAL

Front Garden

Rear Garden

Driveway



**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

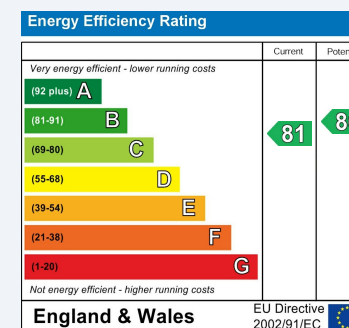
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.

**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.