



## Ground Floor

### Entrance Hall

Entrance door to the front, central heating radiator and stairs to the first floor accommodation.

### Lounge

**14'7" x 14'4" (4.45m x 4.38m)**

Double glazed window to the front, exposed fireplace with coal fire, wood flooring and central heating radiator.

### Kitchen

**16'2" x 6'10" (4.94m x 2.08m)**

Having a range of base and wall units incorporating electric oven, gas hob and extractor hood over. Access to the cellar, tiled flooring, door to the rear and double glazed window to the rear.

## First Floor

Landing

### Bedroom 1

**14'7" x 12'1" (4.44m x 3.68m)**

Double glazed window to the front, built-in wardrobe, central heating radiator.

### Bedroom 2

**11'5" x 9'3" (3.47m x 2.83m)**

Double glazed window to the front and central heating radiator.

### Bedroom 3

**8'11" x 6'3" (2.71m x 1.91m)**

Double glazed window to the front and central heating radiator.

## Bathroom

Having a three piece suite comprising of panelled bath, pedestal wash hand basin and low level w.c. Central heating radiator, wooden flooring and double glazed window to the rear.

## Outside

### Garden

To the outside is a shared area to the rear.

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## Stradmore Road Denholme, Bradford

**Starting Bid: £54,950**

Realistically priced three bedroom through terrace now available! Briefly comprising of: Entrance hall, lounge and kitchen to the ground floor and three bedrooms with white family bathroom suite to the first floor. Outside the property has a shared rear yard and walking distance from Foster Park. Close by to local amenities, travel routes and schools.

### Auctioneer's Comments

This property is for sale by the modern method of auction, also known as a conditional auction. This process is similar to a normal property purchase but on acceptance of an offer the purchaser will pay a non-refundable reservation fee to secure the property. The buyer then has 28 days to exchange contracts and a further 28 days to complete the purchase. Terms and conditions apply to the modern auction method of sale, which is operated by The West Yorkshire Property Auction.

### Disclaimer

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