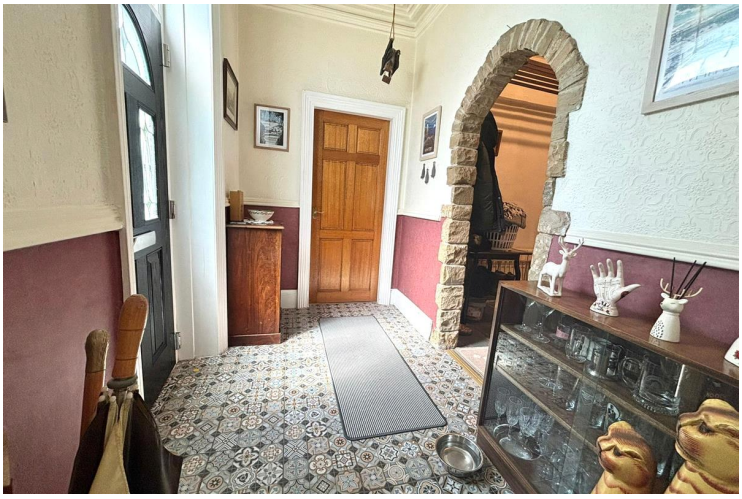






Broomfield Place, Bradford

Guide Price £295,000

FOR SALE BY MODERN METHOD OF AUCTION – STARTING PRICE £295,000 PLUS RESERVATION FEES APPLY. Impressive stone-built Victorian quasi semi with two reception rooms, home office, cellar, four bedrooms plus occasional room, driveway and attractive gardens in a quiet, convenient setting.

Early Viewing Advised | High Ceilings | Ideal Family Home | Natural Light Throughout | Off Road Parking | Four Bedroom Quasi Semi-Detached | Two Reception Rooms | Double Garage | Spacious Garden | Large Cellar |

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Est 1947 WHITNEYs PROPERTY LTD

FOR SALE BY MODERN METHOD OF AUCTION - STARTING PRICE £295,000 PLUS RESERVATION FEES APPLY.
Whitney's are pleased to present this striking and characterful stone-built Victorian quasi semi-detached residence, offering spacious and versatile accommodation over three floors, ideal for modern family life. Set in a peaceful location with an attractive frontage, this charming home combines period charm with generous proportions throughout.

Internally, the property offers an excellent balance of character and practicality. Two elegant reception rooms provide flexible spaces for both relaxing and entertaining, while a dedicated home office is perfect for remote working or study. The well-equipped kitchen caters for everyday family living, complemented a useful cellar providing additional storage space.

The upper floors offer four generously sized bedrooms, providing excellent accommodation for growing families or guests. An additional occasional room on the third floor could serve as a nursery, dressing room, or hobby space, offering further flexibility. The home is bright and welcoming throughout, with pleasant outlooks and a wonderful sense of space.

Externally, the beautifully maintained front garden enhances the property's curb appeal and provides a lovely area to sit and enjoy the surroundings. To the rear of the garage, a charming 'wild garden' offers a low-maintenance natural retreat for those who appreciate greenery and outdoor space. A private driveway adds further convenience.

Located in a quiet, yet highly accessible area, close to local amenities, schools, and transport links, this substantial home offers a rare opportunity to acquire a property of such size, character, and presence. Early viewing is highly recommended to fully appreciate everything it has to offer.

Council Tax Band: D
Parking options: Driveway, Garage
Garden details: Enclosed Garden

Entrance hall

Welcome to this charming and inviting entrance, where modern comfort meets classic style. As you step through the elegant front door, you're greeted by a beautiful blend of vintage and contemporary design. The rich, maroon accent walls complement the intricate, patterned flooring, creating a warm and welcoming atmosphere.

Living room

Step into this beautifully designed living room, where classic charm and serene elegance come together to create the perfect space. The soft blue walls, paired with delicate floral wallpaper, set a peaceful tone, while the abundant natural light flowing through the large windows fills the room with warmth and a refreshing view of the surrounding greenery.

A stunning wooden fireplace, with its striking turquoise tiles, serves as the room's focal point, adding timeless character and warmth. The intricate crown molding and high ceilings elevate the room's grandeur, enhancing the sense of openness and light.

Soft lighting from the elegant chandelier and sconces, combined with the peaceful atmosphere, creates a relaxing ambiance perfect for unwinding after a busy day or hosting









friends and family. The harmonious balance between vintage design and modern details makes this living room a truly inviting space to enjoy.



Lounge

This charming second reception room offers a perfect balance of vintage elegance and cozy comfort. Bathed in natural light from the large bay windows, the room features soft blue walls complemented by delicate floral wallpaper, creating a peaceful and serene ambiance. The warm sunlight enhances the vibrant colors and details throughout the space, making it an ideal place for relaxation.

The high ceilings and classic crown molding add a touch of sophistication, while the unique light fixture adds a modern twist to the traditional elements. Framed artwork and carefully chosen decor pieces bring character to the walls, reflecting the thoughtful design of the space. The room flows seamlessly into the adjacent areas, offering an inviting space to entertain guests or enjoy quiet moments.



Kitchen

This neutral kitchen features grey walls, creating a lively atmosphere. Large windows fill the room with natural light and offer views of the garden. The kitchen is equipped with modern appliances, including a sleek range cooker, and has ample counter space for meal prep. The stylish black-and-white tiled backsplash adds a contemporary touch, while the open layout makes it ideal for cooking and entertaining.

Study

This study offers a tranquil environment perfect for focus and reflection. With its neutral walls and slate flooring, the room exudes a calm, inviting atmosphere. Natural light fills the space, creating an ideal setting for reading, writing, or creative work.



The simple yet functional design provides a serene backdrop, making it a perfect spot for productivity or quiet contemplation. Whether you need a space to work or unwind, this study offers a peaceful retreat from the rest of the home.

Master bedroom

This master bedroom offers a tranquil space for rest and relaxation. With soft green and deep teal walls, the room creates a peaceful and soothing atmosphere. A large window fills the room with natural light, offering a pleasant view of the greenery outside.

The clean, minimalistic design provides a restful environment, with modern lighting and thoughtful details that add to the room's calm ambiance. It's the perfect retreat to unwind and enjoy a restful night's sleep.



Bedroom 2

This cheerful second bedroom offers a warm and welcoming atmosphere. The soft yellow walls create a bright, sunny feel, while the large window allows natural light to fill the space, offering a peaceful view of the garden. The room is perfect for a guest bedroom, home office, or cosy retreat.

With built-in storage and a simple, functional layout, this room is both practical and inviting. The soft carpeting and plaid accents add comfort and warmth, making it a relaxing space to unwind or rest.

Bathroom

This cheerful bathroom features vibrant blue walls, creating a fresh and lively atmosphere. The space is well-lit, with natural light streaming in from the window, making it feel airy and open. Stylish tiled accents in shades of blue and green add a

touch of character, while modern fixtures provide both convenience and comfort.

The bathroom is designed for functionality, with a well-placed sink, mirror, and towel racks, as well as ample space for your essentials. A clean, minimalist layout enhances the room's sense of space, making it an ideal place for daily routines.

Bedroom 3

This cosy third bedroom offers a calm and welcoming atmosphere, perfect for a guest room, home office, or personal retreat. Soft, neutral walls with a touch of green create a peaceful ambiance, while natural light pours in through the large window, enhancing the room's spacious feel and offering a view of the garden outside.

Bedroom 4

This attic bedroom offers a unique and cozy space with a bright and airy feel. The pitched ceiling and skylight flood the room with natural light, creating a peaceful atmosphere. The soft neutral tones and open layout make it a versatile space, perfect for relaxation or quiet reflection.

The sloped ceilings and angled walls add character to the room, giving it an intimate and charming vibe. Its quiet, elevated position makes it an ideal retreat for those seeking a peaceful getaway.

Outside

This stunning home features a classic stone exterior and an inviting front garden that is a true highlight. The lush, well-maintained garden bursts with vibrant flowers and greenery, creating a warm and welcoming atmosphere. A stone path meanders through the garden, leading to the front door, flanked by neatly trimmed hedges.

The property includes a spacious driveway, providing ample parking, and leads directly to a garage for added convenience and security. The entire garden space is located at the front, offering a lovely area for outdoor relaxation and enjoyment.

Disclaimer

This property is for sale by the online Modern Method of Auction, operated and powered by Advanced Property Auction. This differs from a traditional auction and allows 28 days to exchange contracts from receipt of draft contracts, followed by a further 28 days to complete, allowing buyers to use traditional residential finance.

Following a successful auction, or acceptance of an offer during the auction, the buyer must pay a non-refundable Reservation Fee of 3.5%, subject to a minimum of £5,500 + VAT (£6,600), in addition to the agreed purchase price. The buyer must also sign an Acknowledgement of Reservation before solicitors are instructed.

Full terms, conditions and the Reservation Form are available in the Buyer Information Pack. The property is subject to a reserve price, generally no more than 10% above the Starting Bid. Both the Starting Bid and reserve price may change. Buyers should seek clarification from their legal representative. T&Cs apply.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis. Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION:

If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

CALLANDER MORTGAGE SOLUTIONS:

Need mortgage advice? Why not let our specialist, in-house mortgage team look after you and do the hard work for you… Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way. Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer “Fee Free Whitney’s” packages!

CONVEYANCING:

Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both? Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. Get your no-obligation quote today!

BUYERS CLUB:

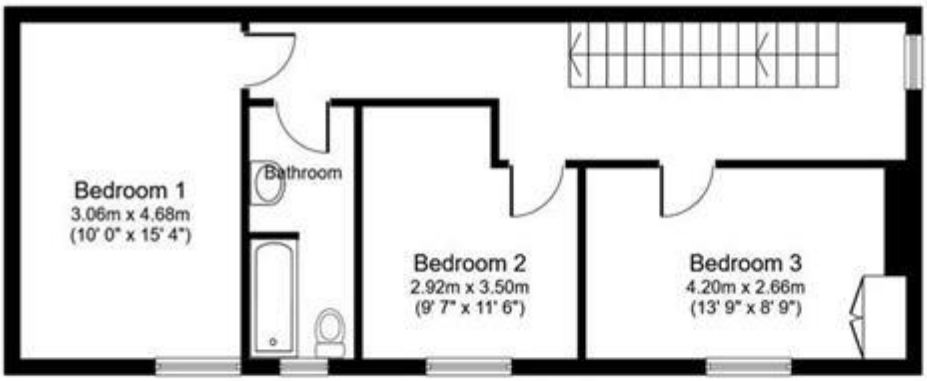
The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

RENT-A-HOUSE:

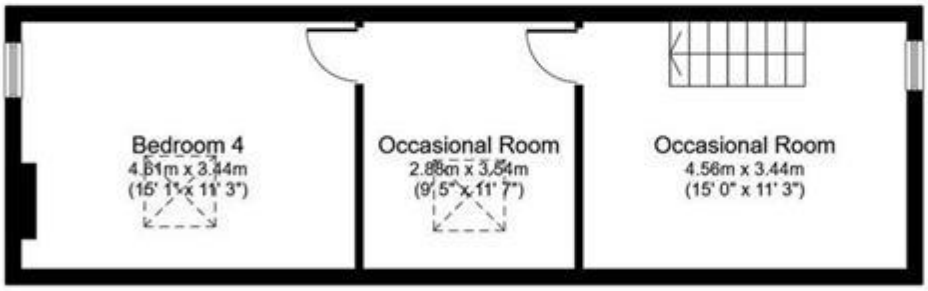
Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



Ground Floor



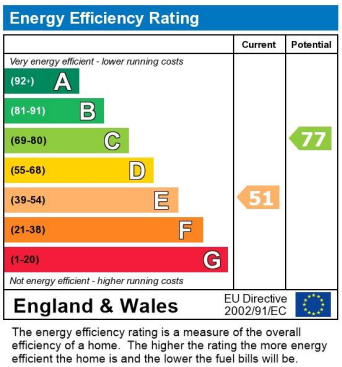
First Floor



Second Floor

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

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