whitegates












# Kingswood Street, Bradford, BD7

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**Starting Bid: £97,000**

Freehold




## Kingswood Street, Bradford, BD7 3DX

3 Bedrooms
1 Bathroom
1 Reception Room

## Starting Bid: £97,000

- To be sold via Modern Method Of Auction
- Starting Bid: £97,000
- Fully Renovated Three Bedroom Terrace
- Accommodation Over Three Floors
- Modern Fitted Kitchen & Bathroom
- New Boiler, Windows & Doors
- Two Attic Bedrooms
- Fresh Décor & Modern Flooring Throughout
- Ideal First-Time Buy Or Investment
- Council Tax Band: A

A superb opportunity to purchase this fully renovated THREE BEDROOM stone-built terrace, offering beautifully presented accommodation arranged over THREE FLOORS. Having undergone an extensive programme of refurbishment, including a modern fitted kitchen, contemporary bathroom, new boiler, replacement windows and doors, fresh décor and attractive flooring throughout, this property is ready to move straight into!

Boasting a spacious open-plan living kitchen, generous principal bedroom, modern family bathroom and TWO FURTHER ATTIC BEDROOMS, the property offers versatile accommodation ideal for first-time buyers, families and investors alike. Externally, there is an enclosed paved forecourt garden.

Situated in the established residential area of Great Horton, the property enjoys convenient access to a range of everyday amenities, including shops, supermarkets, schools and local services along Great Horton Road. Bradford city centre is within easy reach, offering a wider selection of shopping, leisure and transport facilities. Nearby Horton Park provides outdoor recreational space, whilst regular local bus services and access to the surrounding road network make this a practical location for commuters.

**GROUND FLOOR**

**Living Room/Kitchen**

12'8" x 16'5" (3.86m x 5m)

A generously proportioned open-plan living kitchen offering excellent space for both relaxing and dining. The modern fitted kitchen features a range of stylish grey wall and base units with contrasting work surfaces, tiled splashbacks and a stainless steel sink with mixer tap. There is space for appliances, a wall-mounted central heating boiler and attractive tiled flooring. The living area provides ample room for lounge and dining furniture, with a double-glazed window allowing natural light to fill the room.




**FIRST FLOOR**

**Master Bedroom**

19'4" x 10'5" (5.9m x 3.18m)

An exceptionally spacious principal bedroom, beautifully presented with contemporary grey décor and attractive wood-effect flooring. Two double-glazed windows provide plenty of natural light, while the generous proportions offer excellent flexibility for bedroom furniture. Central heating radiator.

**Bathroom**

A modern and generously sized family bathroom featuring a contemporary white three-piece suite comprising a panelled bath with shower attachment and glass shower screen, pedestal wash basin and low-level WC. Complemented by attractive marble-effect wall panelling, neutral flooring and central heating radiator.



**SECOND FLOOR**

**Bedroom Two**

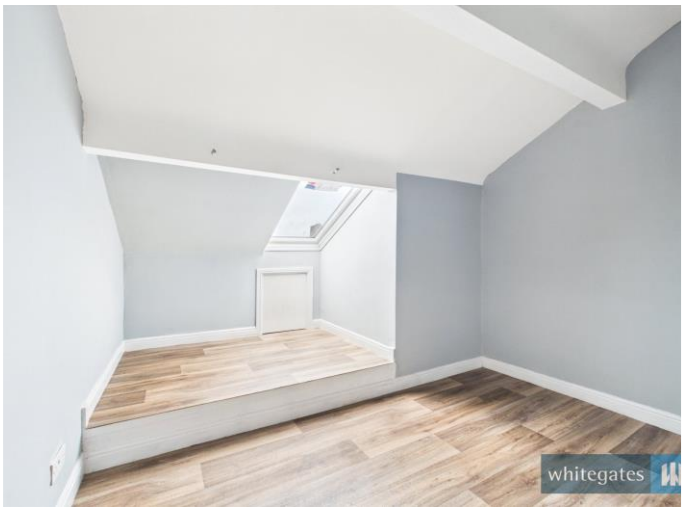
14'9" x 8'10" (4.5m x 2.7m)

A good-sized attic bedroom, finished in modern neutral tones with attractive wood-effect flooring, central heating radiator and roof window.

**Bedroom Three**

11'5" x 10'3" (3.48m x 3.12m)

A well-presented attic bedroom featuring contemporary grey décor, attractive wood-effect flooring and a roof window providing natural light. The room benefits from a distinctive raised area beneath the roof window, adding character and versatility to the accommodation.




**EXTERNALLY**

The property benefits from an enclosed, low-maintenance paved forecourt garden, bordered by traditional stone walling and wrought-iron railings with gated pedestrian access.

**AUCTION INFORMATION**

*This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (IamSold).*

*If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.*

*A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.*

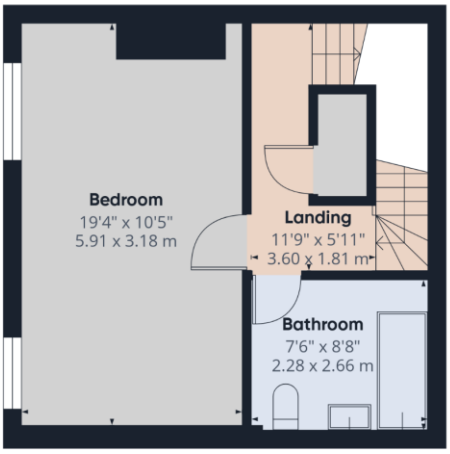
*The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.*

*Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.*

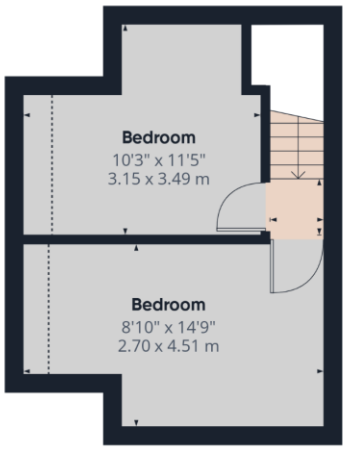





Ground Floor




Floor 1




Floor 2

**Approximate total area**(1)

810 ft²

75.2 m²

**Reduced headroom**

21 ft²

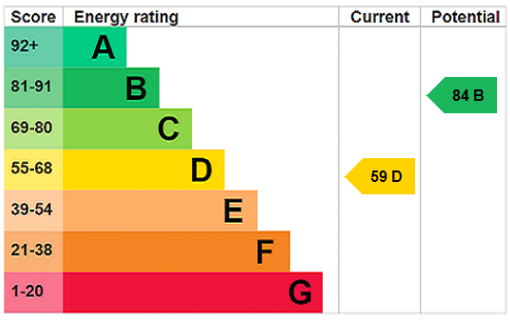
2 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman