whitegates









Kingswood Street, Bradford, BD7

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Starting Bid: £90,000

Freehold



Kingswood Street, Bradford, BD7 3DX

2 Bedrooms
1 Bathroom
1 Reception Room

Starting Bid: £90,000

- To be sold via Modern Method Of Auction
- Starting Bid: £90,000
- Two Bedrooms
- End Front-Facing Terrace
- Accommodation Arranged Over Four Floors
- Good-Sized Basement Kitchen/Diner
- Generous Attic Bedroom
- Approximately 807 Sq Ft (75 Sq M)
- Ideal First Time Purchase Or Buy-To-Let Investment
- Council Tax Band: A

An excellent opportunity to acquire a deceptively spacious two-bedroom end, front-facing terraced property, offering versatile accommodation arranged over four floors. Featuring a generous living room, fitted basement kitchen/diner, two bedrooms including an impressive attic bedroom, and a modern-style bathroom, this property offers plenty of potential for first-time buyers and buy-to-let investors alike.

The property benefits from a combination of traditional character and practical living accommodation, with attractive feature fireplaces, neutral décor in parts and a fitted kitchen. Whilst some cosmetic updating and general improvements would be beneficial, the property provides an excellent opportunity for purchasers to put their own stamp on a generously proportioned home.

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

Entrance Hall

Upvc front door with stairs to the first floor and door to the Living Room.

Living Room – 16'1" x 12'1"

A generously proportioned reception room offering excellent flexibility for furniture arrangements. Featuring wood-effect flooring, neutral walls and an attractive traditional fireplace with an ornate timber surround, creating a characterful focal point. The room provides ample space for both relaxing and entertaining.

LOWER GROUND FLOOR

Kitchen/Diner – 12'11" x 12'1"

A good-sized kitchen/diner fitted with a range of wood-effect wall and base units, complemented by contrasting dark work surfaces and splashbacks. Incorporating a freestanding cooker with extractor hood above, stainless steel sink and drainer, and plumbing for a washing machine. The room benefits from a window providing natural light, uPVC front door, attractive herringbone-effect flooring and space for a dining table, making it a practical area for everyday family living.

FIRST FLOOR

Bedroom One – 10'7" x 7'11"

A well-proportioned bedroom featuring a decorative period-style fireplace, fitted carpet and space for bedroom furniture. A versatile room suitable for use as a double bedroom, guest accommodation or home office.

Bathroom

A spacious bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glass shower screen, pedestal wash hand basin and low-level WC. Complemented by contemporary grey brick-effect wall tiling and wood-effect flooring.

SECOND FLOOR

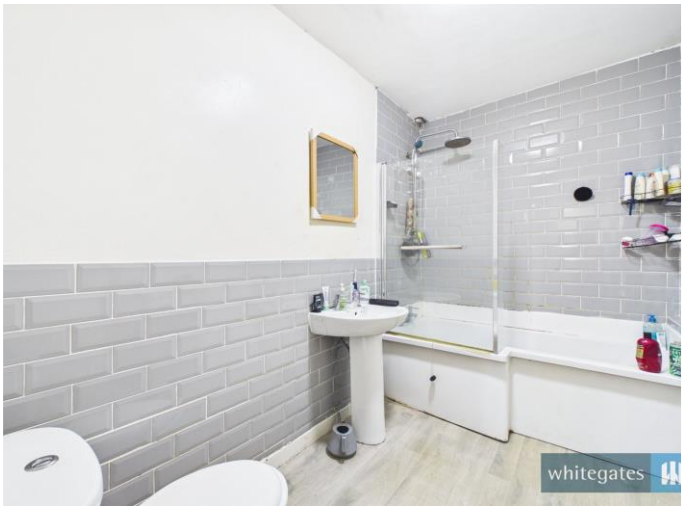
Bedroom Two - 16'4" x 10'9"

An impressive attic bedroom occupying the upper floor, offering particularly generous proportions and excellent versatility. Featuring wood-effect flooring and ample space for bedroom furniture, with the additional potential to incorporate a dedicated dressing or working area.

EXTERNALLY

Occupying an end terrace position, the property benefits from a traditional stone-built exterior and a small enclosed frontage with gated access. Its position at the end of the terrace provides an appealing aspect and convenient access to the surrounding area.





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 person data will be shared with the Auctioneer (IamSold).

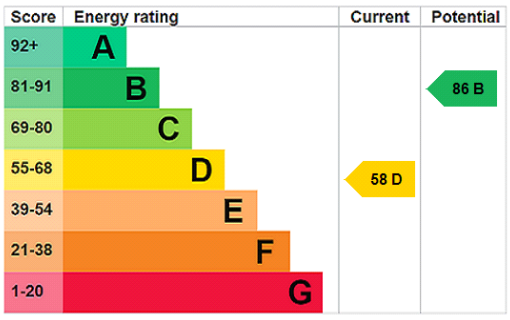
If considering buying with a mortgage, inspect and consid the property carefully with your lender before bidding.

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% o the purchase price including VAT, subject to a minimum o £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 Auctione in which they will receive payment from the service provid if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





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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