



45 Grey Friar Walk, Bradford

Bradford

Guide Price **£125,000**

45 Grey Friar Walk

Bradford, Bradford

Situated in the highly sought-after BD7 location, we are delighted to present this impressive 3-bedroom semi-detached house. Spanning two floors with a unique upside-down design, this property offers a perfect blend of functionality and style. The ground floor comprises four generously sized bedrooms, offering ample space for a growing family or those who require additional room for work or leisure. The upper floor features a large reception room, providing a bright and spacious area for entertaining guests or simply unwinding after a long day. The property is being sold through our Modern Auction, with terms and conditions applying and subject to a reserve price. Buyers fees will also apply under the Modern Method of Auction.

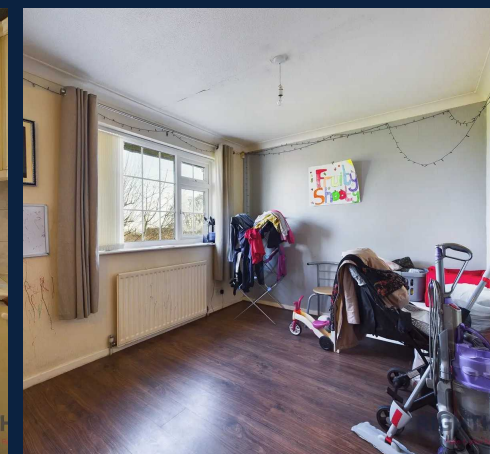
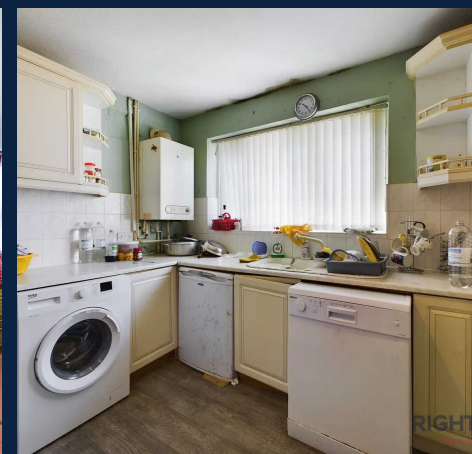
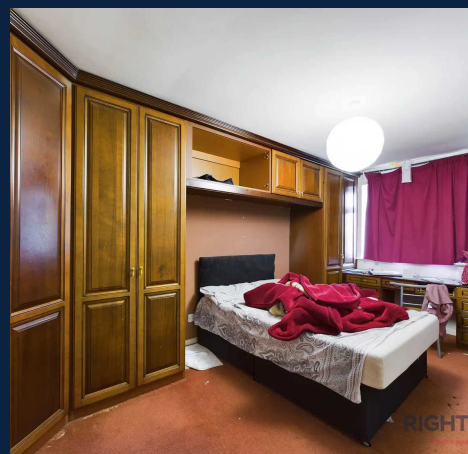
Outside, this property boasts a delightful rear garden, complete with a well-maintained lawn and a convenient paved patio area, perfect for relaxing and enjoying outdoor living. To the front of the property, a small lawned garden adds to the attractive kerb appeal. For added convenience, a single driveway to the front provides off-road parking.

This property presents an excellent opportunity for homeowners and investors alike. With its sought-after location, spacious interior, and beautiful outside space, it offers the perfect setting to create a comfortable and modern home. Don't miss out on the chance to make this property yours - call now to arrange a viewing and secure your future.

Council Tax band: C

Tenure: Freehold

- UPSIDE DOWN SEMI-DETACHED
- FOUR BEDROOMS



Hallway

Giving access to the lounge, kitchen, master bedroom and family bathroom.

Lounge

20' 1" x 14' 11" (6.11m x 4.54m)

The lounge benefits from wood style laminate flooring, gas central heating, gas fire and dual aspect double glazed windows. Also giving access via stairs to the lower ground floor bedrooms.

Master bedroom

16' 10" x 8' 10" (5.14m x 2.70m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

Kitchen

10' 8" x 8' 11" (3.26m x 2.71m)

The kitchen has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, gas hob, electric oven, gas central heating and double glazing.

Bathroom

7' 11" x 5' 4" (2.42m x 1.63m)

Part tiled family bathroom comprising of 3 piece suite including panelled bath, low level W.C., pedestal hand basin and shower over bath. Also benefitting gas central heating and double glazing.





Stairs and landing

Giving access to the three lower ground floor bedrooms.

Bedroom 2

14' 11" x 9' 11" (4.55m x 3.03m)

Modern decor and carpet. Benefitting from modern fitted wardrobes, gas central heating and double glazing.

Bedroom 3

9' 9" x 9' 0" (2.97m x 2.75m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

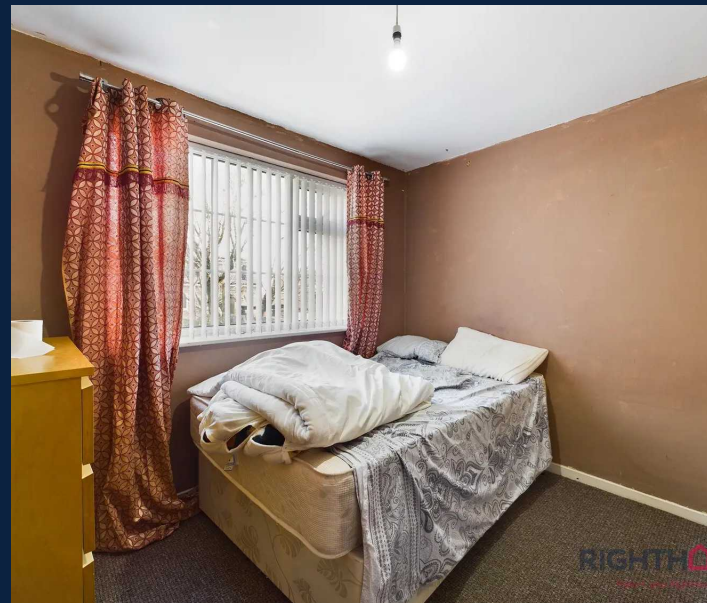
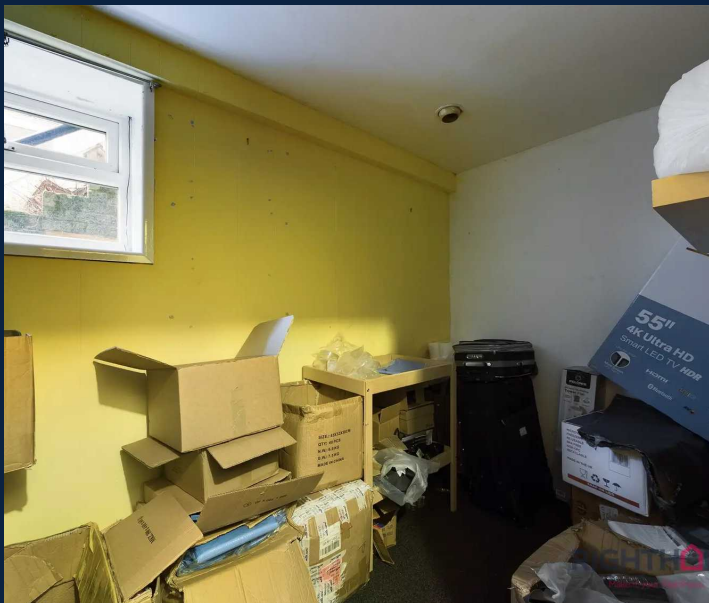
Bedroom 4

9' 1" x 5' 10" (2.77m x 1.79m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

Auctioneer comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.



REAR GARDEN

To the rear of the property is a lawned garden with a paved patio.

FRONT GARDEN

To the front of the property is a small lawned garden.

GARDEN

To the front of the property is a single driveway for off road parking.

DRIVEWAY

1 Parking Space

To the front of the property is a single off road driveway.





Floor 0

Approximate total area⁽¹⁾

984.32 ft²
91.45 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500

Wibsey@yourrighthaus.co.uk

www.yourrighthaus.co.uk/

