



West Bradford Road, Waddington
Offers Over £200,000

**anderton
bosonnet**
PROFESSIONAL ESTATE AGENCY

- 4 BED LINK DETACHED HOUSE
- BUILT 1969
- DILAPIDATED
- REQUIRING EXTENSIVE RESTORATIVE WORK
- CASH BUYERS ONLY
- PROOF OF FUNDS REQUIRED TO VIEW

A link detached house built in 1969 on the outskirts of the village near to the primary school. The extent of dilapidation renders it suitable to a cash purchaser only. Anyone wishing to view must prove they have sufficient cash funds in order to view the property. Having established its condition it nevertheless offers excellent potential, particularly given the generous plot dimensions. Porch, hall, open plan lounge/dining room, kitchen, large utility, externally accessed conservatory, four first floor bedrooms (two doubles/two good singles), three piece house bathroom, separate wc. Integral garage. (1,689 sq ft/156.9 sq m approx/EPC: G) ^{1ST FLOOR} ONLY EXPERIENCED DEVELOPERS NEED APPLY. TO REGISTER FOR A VIEWING PLEASE EMAIL IN THE FIRST INSTANCE.

Directions

From our office proceed to the end of York Street, turn left at the roundabout into Well Terrace, over the next roundabout into Waddington Road and under the railway bridge. Continue over the river bridge and into the village of Waddington. At the bottom of the Fell road turn right in front of the Higher Buck. Proceed in the direction of West Bradford. Shortly after passing Waddington Primary School (on the left hand side) you'll see The Hawthorns on the right hand side, shortly before the farm entrance.

Services

Mains supplies of water and electricity. Drainage to a septic tank which is unlikely to meet current standards. Oil central heating is present, however it does not work. Council tax is payable to RVBC Band F. The tenure is Freehold.

Additional Features

The property has wood single glazed windows most of which are rotten. There is a PVCu double glazed conservatory.

Accommodation

Entering through the porch there is a wide entrance hall, a staircase rising to the first floor. The lounge and dining room are open plan and particularly spacious with windows on three elevations. Accessible from the hall and dining

room, the kitchen is similarly spacious with a double drainer stainless steel sink unit, base and wall cupboards. Accessed from the kitchen is a large utility with built-in cupboards and a separate wc.

On the first floor there are two double bedrooms and two large single bedrooms, all with built-in cupboards/wardrobes. The three piece bathroom comprises panelled bath, pedestal washbasin, shower cubicle with a separate wc.

Outside

To the front a concrete drive to an integral garage and a low walled front garden. There is a good width to the plot and the side garden area is decent. The rear garden faces south/south west, enjoying a sunny orientation. Accessed from the rear garden and attached to the house is a PVCu double glazed conservatory.

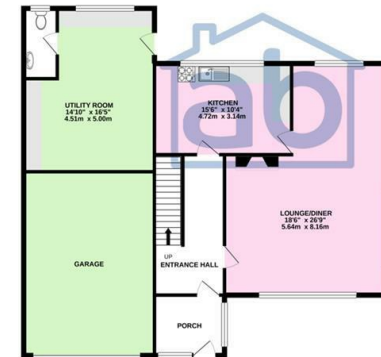
CASH BUYERS ONLY PLEASE.

Viewing

STRICTLY BY APPOINTMENT WITH ANDERTON BOSONNET - a member of The Guild of Property Professionals.



GROUND FLOOR



THE HAWTHORNS, WEST BRADFORD, WADDINGTON BB7 3JH

TOTAL FLOOR AREA - 1689sq ft (156.9 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all dimensions, rooms and all other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with MyPlan 02/21



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.