



Middlebrook Walk, Bradford, BD8

For Sale by Modern Method of Auction

Your Choice is pleased to offer this extended home, currently an unfinished project. This property presents an excellent opportunity for a young or growing family ready to move in and add their personal touch. The ground floor features an entrance hallway, a formal lounge, a large separate family lounge leading to an open-plan sitting/dining room and kitchen. On the first floor, there are three bedrooms and a family bathroom. The second floor houses three additional bedrooms with dormer windows; however, some building work is still required to make this area fully habitable. The property boasts a very large garden with patio areas and flower beds, perfect for outdoor living. A driveway at the front provides ample parking, while the expansive rear garden leads to a detached garage.

Starting Price
£225,000

Your Choice Estate Agents

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*****For Sale by Modern Method Auction*****Your Choice are please to offer this extended home as unfinished project, it would make an excellent purchase for a young/growing family ready to move in comprising entrance hallway, lounge one, sitting/dining room with potential open plan kitchen leading to newly build large separate family room. To the first floor there are three bedrooms and a house bathroom. To the second floor there are three bedrooms with dormers which require to be finish of the building work to make ethe property as habitable. There is a very LARGE gardens which have patio areas, and overgrown garden. There is a driveways to the front with very large rear garden leading to a detached garage. This property listing presents an unfinished home offered for sale by modern method auction. It highlights a substantial extended home that would be suitable for a young or growing family, provided the unfinished building works are completed. The key features include:

Auction Method & Sale:

The property is being sold via modern method auction, with Your Choice estate agents as the sole selling agents.

Investors or Self Builders

This property is also an excellent opportunity for investors looking for a project to add significant value. With unfinished construction work, particularly on the second-floor dormer bedrooms, and the potential for transforming the large rear garden, investors can uplift the property’s value through strategic renovations. Once completed, the property could be highly appealing in the market, offering strong potential for profit, whether through resale or rental income. Its generous size, freehold tenure, and flexible layout make it an ideal investment for those aiming to capitalize on its potential.

Ground Floor

Entrance Hall leading to the ground floor area with radiator and under stairs storage.

Lounge 14' 8" x 11' 8"

With a bay double glazed window, a radiator and doors to the second reception.

Second Reception 12' 0" x 10' 6"

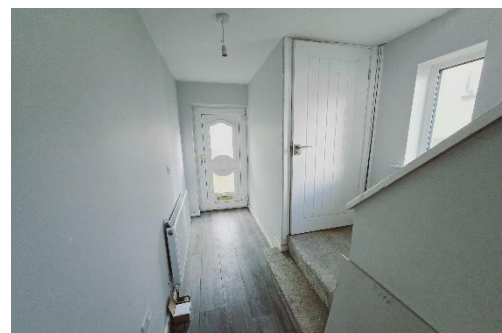
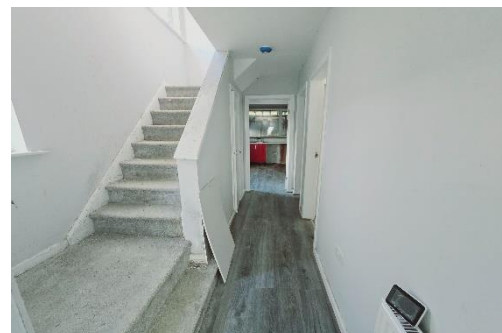
with a patio door leading to the extension room and a radiator.

Extension 19' 7" x 17' 8"

This room is currently a shell with no windows and boarded for safety reason . (Please note we do not have picture in the picture gallery and we recommend to view this room in person).

Kitchen 7' 7" x 6' 8"

Some kitchen units are hanging along with work top, UPVC external door, a radiator, With a cupboard with a window and the consumer unit.



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Downstairs WC

A ground floor WC with a frosted double glazed window, a towel radiator, a low flush toilet, a hand basin. With tiled walls and flooring.

Stairs/Landing

With two double glazed windows and stairs to the first and second floor.

TAKE CARE - The second floor does not have a banister at the top of the stairs.

First Floor -

Bedroom One 14' 7" x 10' 6"

To the front with a double glazed window and a radiator.

Bedroom Two 12' x 10' 4"

To the rear with a double glazed window and a radiator.

Bedroom Three 11' x 8' 3"

To the rear with a double glazed window and a radiator.

Bathroom 8' 8" x 7' 5"

Double glazed escape window, a radiator, P-shaped bath with mixer shower, a low flush toilet, a hand basin, tiled walls and flooring and a with a new Potterton boiler cupboard.

Second Floor-

Bedroom Four 11' 6" x 10' 5"

To the front elevation there s dorma style L shape bedroom room currently boarded.

Bedroom Five 12' 3" x 9' 9"

Rear facing dorma bedroom currently boarded.

Bedroom Six 6' 10" x 6' 9"

Rear facing Dorma bedroom currently boarded

Exterior - To the outside there is a over grown gardens to the front and a very larger than average rear garden. There is a potential for a full length drive leading to rear elevation which connects backs onto Bradford Beck.

Utilities & Services

Gas, Electric, Water and Drainage. switched off at the moment for safety reason.

According to their websites Sky and BT are available in this area.

According to their websites there's good mobile coverage for O2.

Council Tax Band C

Council Tax amounts for 2024-25

£1,805.00

EPC E

<https://find-energy-certificate.service.gov.uk/energy-certificate/2190-2716-4040-4100-1595>



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DISCLAIMER

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