



91 Tanner Hill Road, Bradford, BD7 4BR

By Auction £171,000

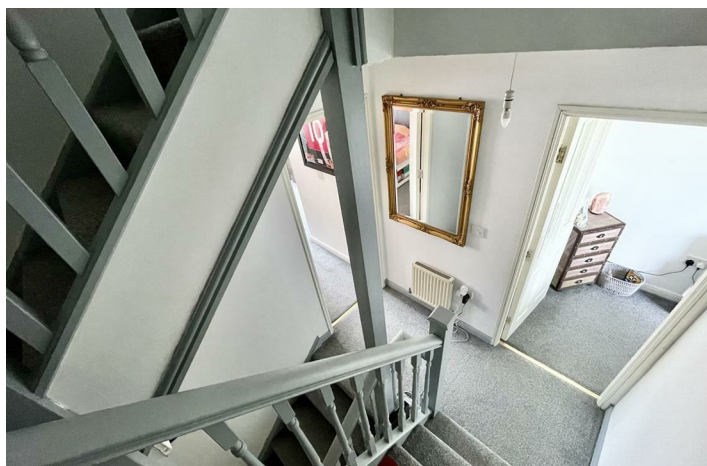
- FOUR BEDROOM MID-TOWNHOUSE
- BUYERS FEES APPLY
- GROUND FLOOR WC & ENSUITE TO MASTER BEDROOM
- CONVERTED GARAGE ROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- FOR SALE BY MODERN AUCTION - T & C's APPLY
- SUBJECT TO RESERVE PRICE
- SET OVER THREE LEVELS
- SUPERB OPEN VIEWS TO THE REAR
- GARDEN TO THE REAR

91 Tanner Hill Road, Bradford BD7 4BR

**** FOUR BEDROOM MID TOWNHOUSE ** SET OVER THREE FLOORS ** CONVERTED GARAGE**
**** PANORAMIC OPEN VIEWS TO THE REAR **** This well presented family home sits at the far end of Tanner Hill Road in BD7, in the cul-de-sac. Enjoying breathtaking views to the rear and spacious accommodation over three levels. To the ground floor is a hallway, WC, dining kitchen and a converted garage room, currently used as a gym. To the first floor is a lounge with juliet balcony and the master bedroom with en-suite. To the second floor there are three further bedrooms and the family bathroom. Off-road parking to the front and an enclosed patio garden to the rear.



Council Tax Band: C



Entrance Hall

15'9 x 5'7

Doors off to the garage, store cupboard, WC and dining kitchen. Stairs lead off to the first floor. Central heating radiator.

Dining Kitchen

14'6 x 14'4

Fitted with a good range of base and wall units, laminated working surfaces and splashback tiling. Integrated electric oven, gas hob and plumbing for a washing machine. Boiler cupboard, ample space for a dining table and French doors with side windows leading out to the rear garden. Central heating radiator.

WC

A useful ground floor WC with washbasin, extractor and central heating radiator.

Garage

16'3 x 8'4

The existing garage door has been bricked up on the inside and the walls have been plastered and decorated. Currently used as a gym. Could be converted back to a garage if required.

First Floor

Open staircase off to the second floor and doors to the lounge and master bedroom. Central heating radiator.

Lounge

15'2 x 14'5

French doors and a juliet balcony to the rear, making the most of the stunning views! Two central heating radiators.

Bedroom One

14'6 x 12'9

Two windows to the front elevation and two central heating radiators. Door to the en-suite.

En-suite

Double width shower enclosure with electric shower, WC and a pedestal washbasin. Extractor and a central heating radiator.

Second Floor

Landing area with a central heating radiator and access to the loft space.

Bedroom Two

14'4 x 11'10

Two windows to the rear elevation and two central heating radiators.

Bedroom Three

12'9 x 6'11

Window to the front elevation and a central heating radiator.

Bedroom Four

10'0 x 7'3

Window to the front elevation and a central heating radiator.

Bathroom

A white bathroom suite comprising of a panelled bath with electric shower over, pedestal washbasin and a WC. Extractor and a central heating radiator.

External

To the front of the property is an open plan garden area and parking for one car. To the rear is an enclosed patio garden with a paved area, decking and a fenced boundary.

Auctioneers comments

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.

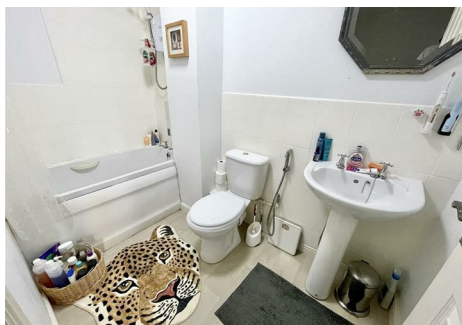
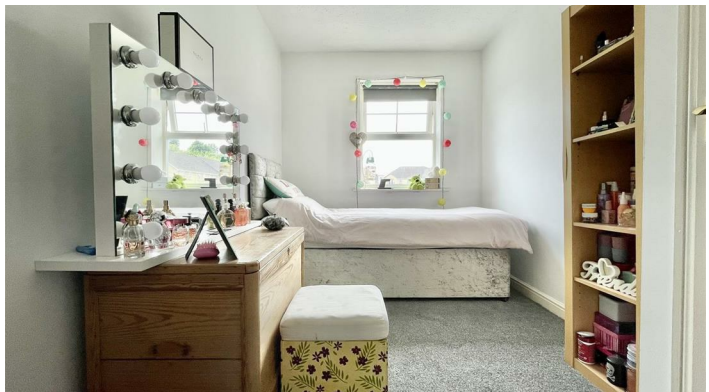
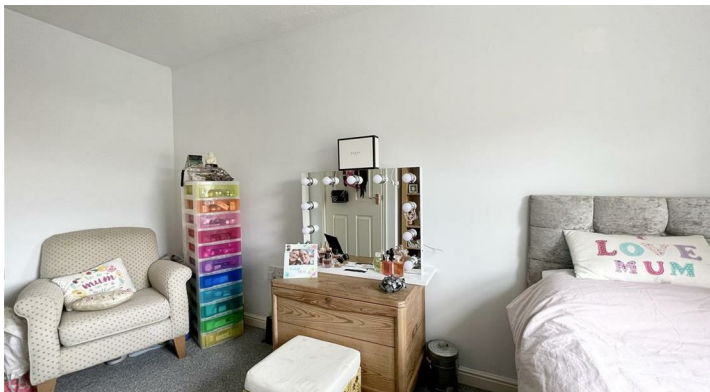
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

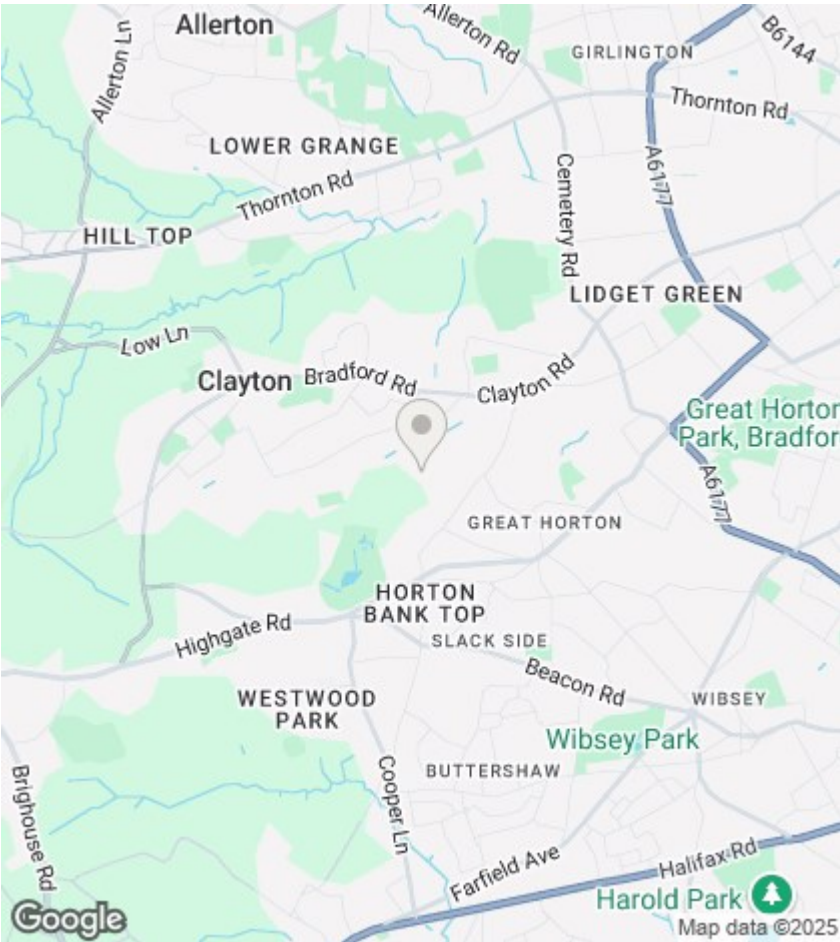
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	