


## 7 bed semi-detached house to buy in BD8

St. Pauls Road, Manningham, Bradford, West Yorkshire, BD8 7LU

# £299,999 Starting Bid

x 7 x 4 x 2

Tenure

**Freehold**

Allocated parking

## Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- Seven Bedrooms
- Semi Detached House
- Arranged over Several Floors
- EPC Rating E

## Key Information

- Council Tax: Band D
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

This semi-detached property is situated on St Pauls Road, Manningham, Bradford, West Yorkshire, BD8 7LU.

The accommodation is arranged over several floors and includes a range of rooms requiring updating and refurbishment.

Period features visible throughout the property include bay windows, decorative cornicing, ceiling detailing, timber floorboards, exposed or painted brickwork and traditional external elevations.

The entrance leads into the main internal accommodation, with access to the kitchen, living areas and stairways serving the upper and lower levels. The kitchen is fitted with white wall and base units, black work surfaces, a stainless-steel sink and drainer, tiled splashbacks and an extractor hood. There is space for further appliances and additional storage, together with a window and external door providing natural light and access towards the outside of the property.

The main reception and living rooms are generously proportioned and include bay-windowed areas overlooking the front and surrounding street scene. These rooms have painted walls, timber flooring, radiator heating, ceiling coving and decorative cornicing. Several rooms are shown with floorboards exposed and would require finishing works, decoration and floor coverings.

The property includes additional rooms at lower-ground or basement level, providing flexible storage or accommodation space. These areas have painted brick walls, radiator heating, windows and access through an external or internal door. The lower-level rooms show signs of wear and require repair and improvement, including attention to floors, wall finishes and joinery.

Bathroom facilities are provided on more than one level. One shower room includes a tiled enclosure with a curved glass screen, shower fittings, a WC and tiled walls and floor. A further bathroom includes a bath, WC and wash basin, with tiled wall finishes. There is also a compact WC with a wall-mounted basin and a wall-mounted boiler positioned above the sanitary ware.

The upper floors contain several rooms with windows, radiators and timber floors. These include rooms with sloping ceilings, exposed roof timbers and roof windows, providing attic-style accommodation or storage. Other rooms feature traditional proportions, painted walls, fitted cupboards and views towards neighbouring properties. The rear and side sections include external stair access, a paved or hardstanding area and enclosed garden space bordered by stone and brick walls.

The front includes a walled garden or planted area adjoining the pavement.

External works visible at the property include scaffolding to the neighbouring frontage, but this does not form part of the accommodation.

The property is located in Manningham, within the Bradford area of West Yorkshire, and is served by the local road network around St Pauls Road. Bradford city facilities, schools, shops, services and public transport connections are located within the wider surrounding area.

Agents Note:

There is a 10 year guarantee in place for the Japanese Knotweed treatment from 2022.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £299,999

Property Type: Semi-detached house

Parking: Allocated

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

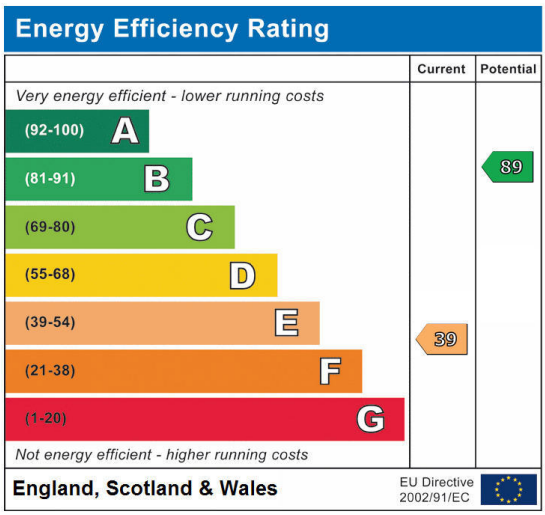
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good






St. Pauls Road, Manningham, Bradford, West Yorkshire, BD8 7LU

Contact your local branch today for more information on this property:

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