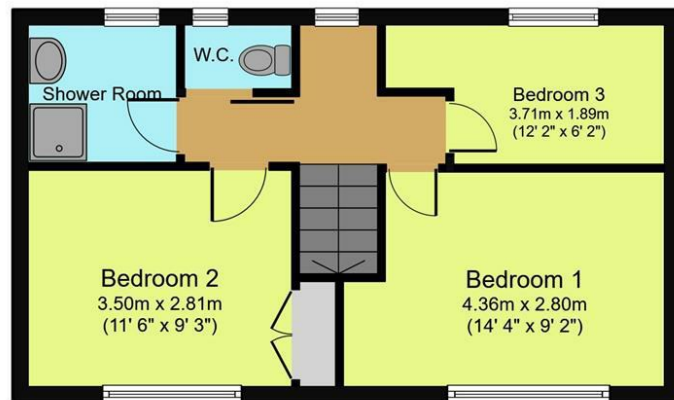




Ground Floor



First Floor

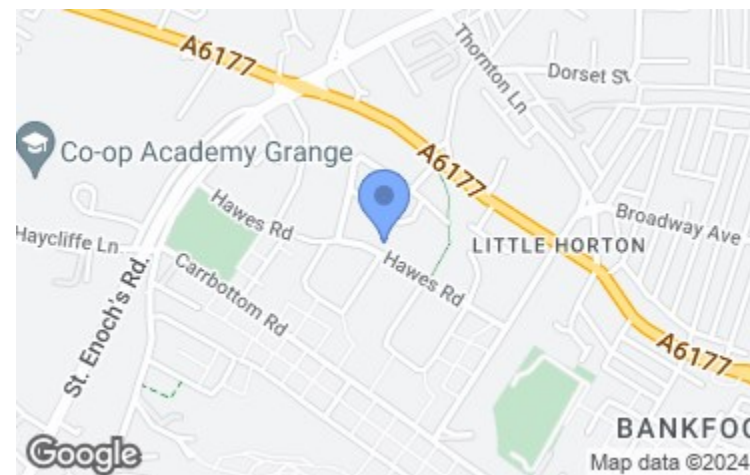
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Viewing arrangements**

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com



**Directions**

See mapping.



**Hawes Road, Bradford, BD5 9AU**  
**Offers In Excess Of £110,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





# Hawes Road, Bradford, BD5 9AU

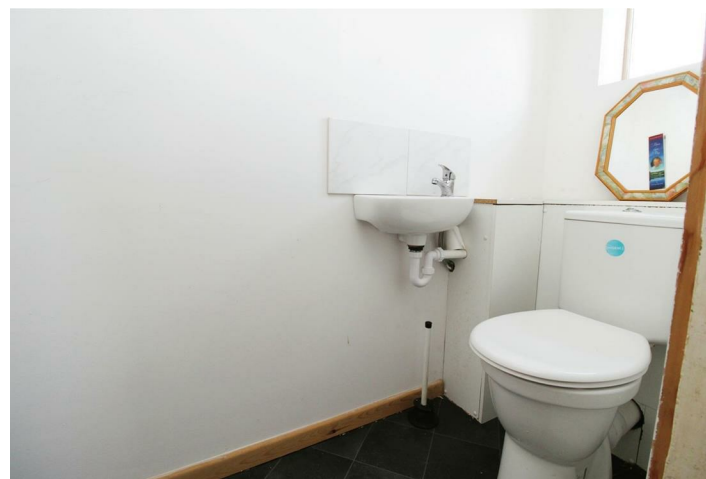
 1  3  2

No Onward Chain \*\*\* Sought After Location  
 \*\*\* In Need Of Modernization \*\*\* Fantastic  
 Transport Links \*\*\* Driveway \*\*\* Low  
 Maintenance Gardens.

Three bedroom through terrace house located  
 close to amenities, schools, shops and ideally  
 placed for commuting to Bradford &  
 surrounding areas. Early viewing is advised to  
 avoid disappointment.

The accommodation briefly comprises;  
 kitchen/diner with wall and base units, free  
 standing cooker, space for appliances and a door  
 to access the ground floor WC, lounge with  
 patio doors to access the rear garden. On the  
 first floor the landing gives access to three  
 bedrooms the shower room with shower cubicle  
 and hand wash basin and a separate WC.

outside; There is a driveway to the front of the  
 property that provides off road parking. There is  
 a low maintenance paved garden with storage  
 garage/shed and greenhouse which will remain.



**Train**  
 your text here



**Primary School**  
 your text here



**Secondary School**  
 your text here

**Fixtures & fittings**  
 Three bedroom terraced house in a sought after  
 location in need of moderization.

**Rating authority**  
 Borough Council Tax Band A

**Services**  
 INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS  
 - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to  
 Mortgages With Hannie & Co Ltd, who are authorised and regulated by the  
 Financial conduct Authority.

**Tenure**  
 Freehold