



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewing arrangements**

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

**Directions**

See mapping.



**Market Street, Bradford, BD6 1LR**  
**Offers Over £100,000**

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.



Market Street, Bradford, BD6 1LR



Well Presented \*\*\* Ideal First Time Buy Or Investment \*\*\* Close To Local Shops And Amenities \*\*\* Sought After Location \*\*\* Cellar Ideal For Storage \*\*\* Good Transport Links.

Charming compact, well maintained to a very high standard one bedroom cottage in Wibsey. Features elegant spiral staircase to the bedroom and bathroom, central heating throughout and enclosed garden area to the front. The property is situated in close proximity to an array of village amenities including schools, health centres, supermarkets and restaurants. The property is conveniently located a few miles from the M62 motorway network, Low Moor train station and sits centrally on bus routes to Bradford, Halifax, Leeds and beyond.

The accommodation briefly comprises; Entrance porch, open plan kitchen/living room with fitted wall and base units, granite worktops, integrated fridge/freezer, oven, electric hob with extractor hood above and space for appliances. On the first floor the landing gives access to a good sized double

bedroom and the modern family bathroom with roll top, low level WC and hand wash basin. There is also a dry cellar which is ideal for storage.

Outside; There is use of a garden to the front and on road parking is available.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
One bedroom cottage in a sought after location.

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