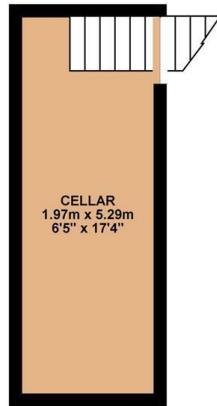
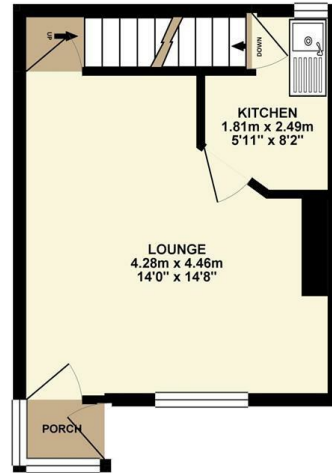


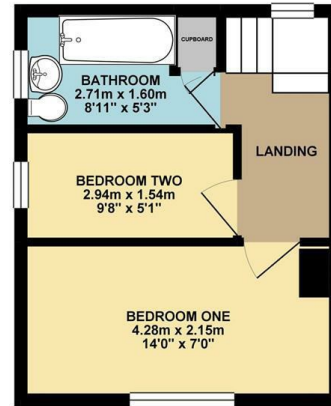
BASEMENT 10.40 sq. m.
(111.94 sq. ft.)



GROUND FLOOR 23.64 sq. m.
(254.45 sq. ft.)



1ST FLOOR 22.61 sq. m.
(243.34 sq. ft.)

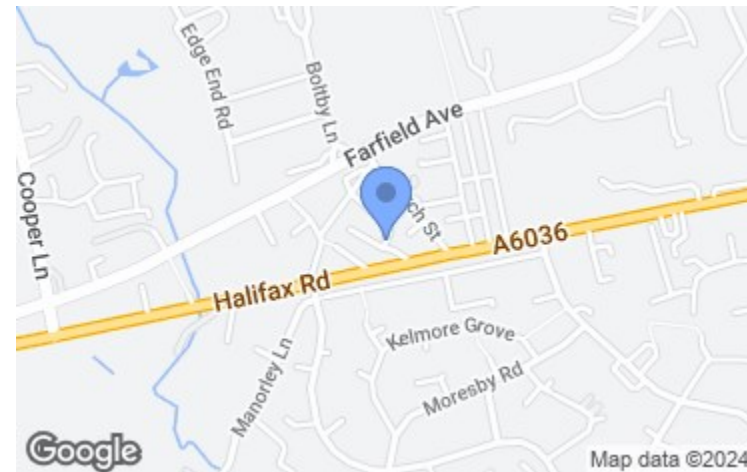


TOTAL FLOOR AREA : 56.65 sq. m. (609.74 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 52 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

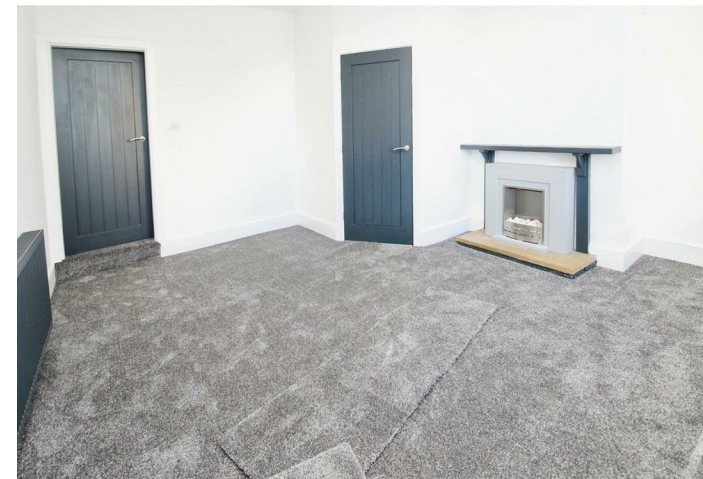


Viewing arrangements

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

Directions

See mapping.



Princes Street, Bradford, BD6 2HA
Price Guide £105,000

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.



Princes Street, Bradford, BD6 2HA

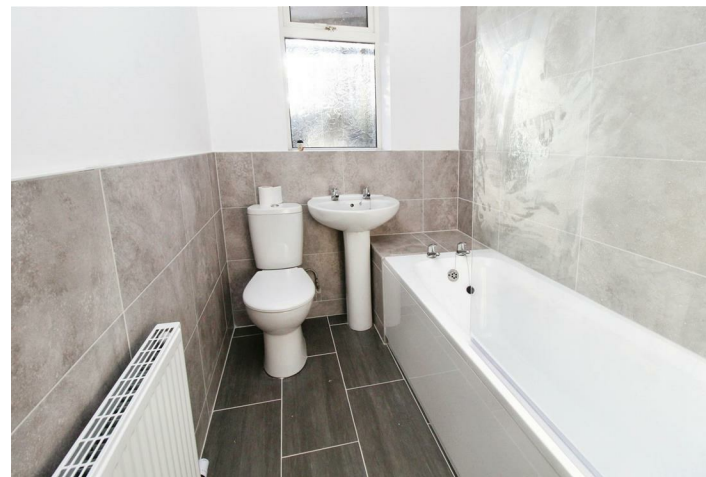
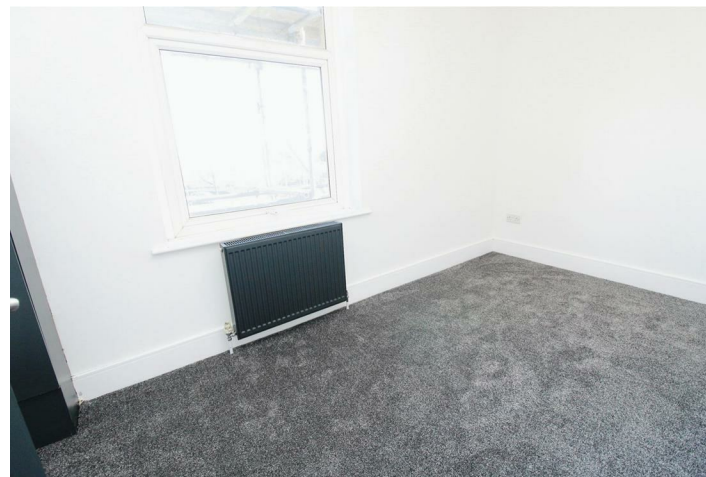
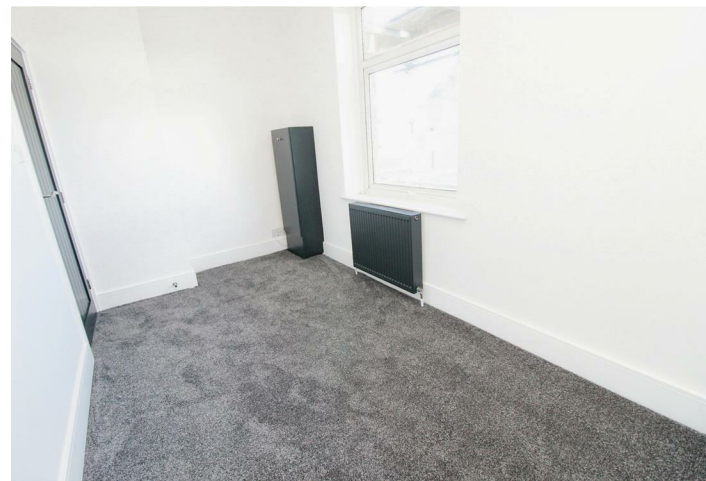
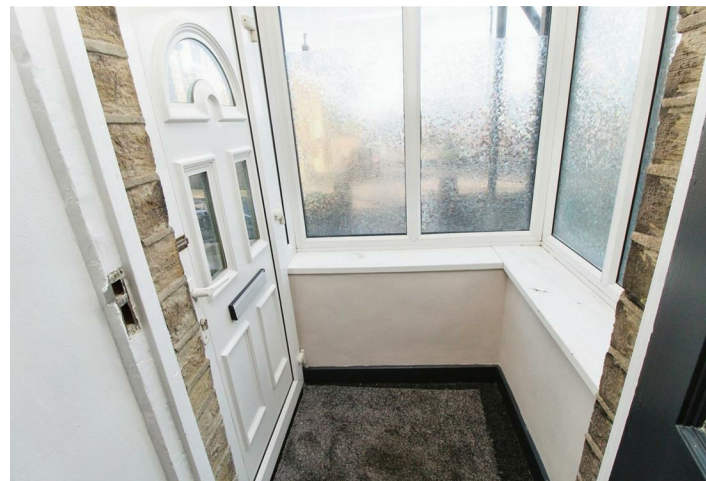
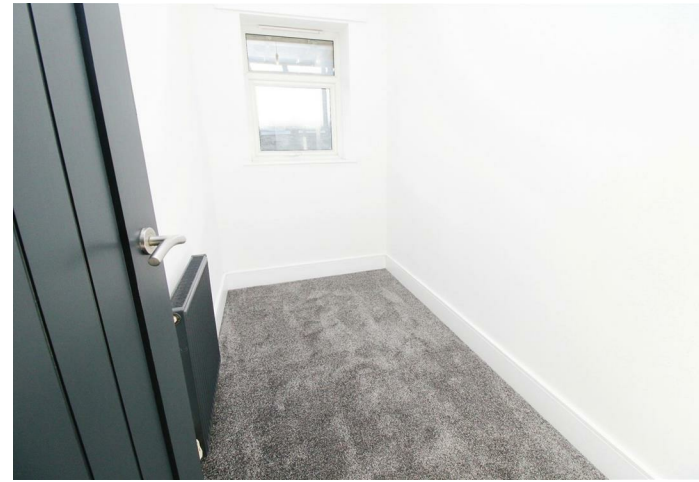
 1  2  1

**** No Onward Chain ** Ideal First Time Buy Or Investment ** Good Transport Links ** Close To Local Shops And Amenities ** Well Presented Throughout ** Sought After Location.**

Two bedroom through by light terrace house being sold with no onward chain. 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, lounge with electric fire, kitchen with modern fitted wall and base units, free standing cooker, stainless steel sink drainer and mixer tap, space for appliances and a door to access the cellar which is ideal for storage. On the first floor the landing gives access to two bedrooms and the family bathroom with panel bath (shower over) low level WC and hand wash basin.

Outside; There is a small low maintenance garden to the front of the property and on road parking is available.



Train
your text here



Primary School
your text here



Secondary School
your text here

| | |
|--|---|
| <p>Fixtures & fittings Well presented two bedroom through by light terrace house being sold with no onward chain.</p> <p>Rating authority Borough Council Tax Band A</p> | <p>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.</p> <p>Tenure Freehold</p> |
|--|---|