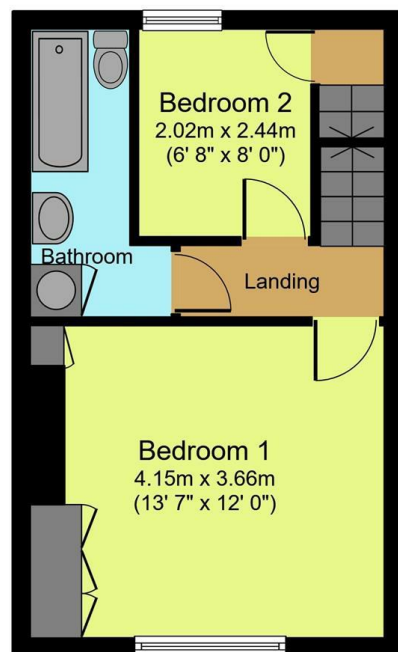
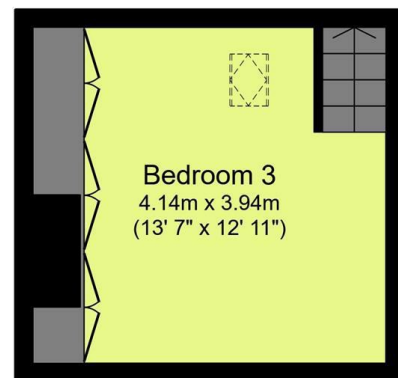


Ground Floor



First Floor



Second Floor

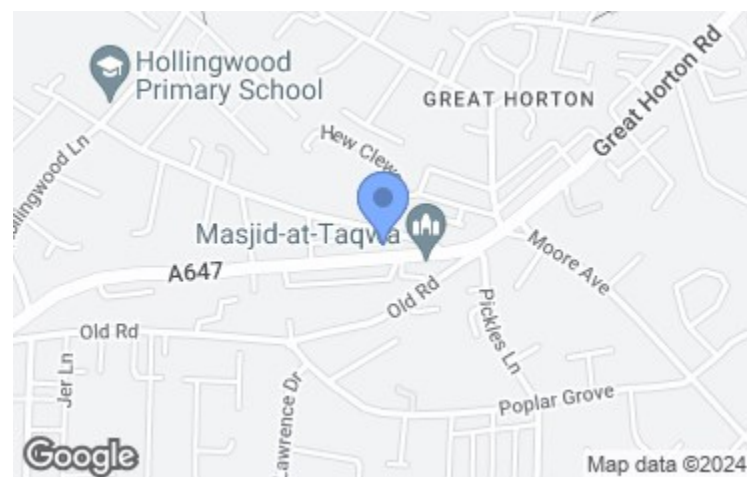
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

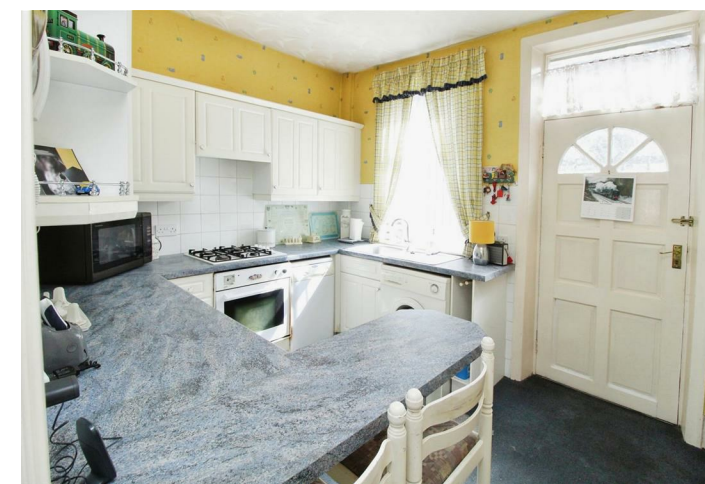
**Viewing arrangements**

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



**Directions**

See mapping.



**Windermere Road, Bradford, BD7 4RQ**  
**Guide Price £115,000**

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.





Windermere Road, Bradford, BD7 4RQ

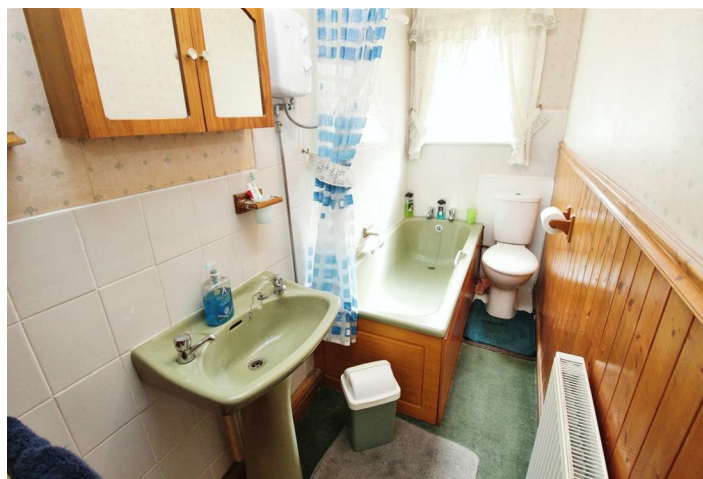
 1  3  1

No Onward Chain \*\*\* Ideal First Time Buy Or Investment \*\*\* Close To Local Shops And Amenities \*\*\* Good Transport Links \*\*\* Cellar \*\*\* In Need Of Modernization.

Outside; There are low maintenance gardens to the front and rear of the property and on road parking is available.

Three bedroom mid through terrace house with loft road being sold with no onward chain. The property is situated within this increasingly popular part of Great Horton. Well placed for many local amenities, commute to the city centre and schools.

The accommodation briefly comprises; Entrance hall, lounge with gas fire, kitchen/breakfast room with fitted wall and base units, oven, gas hob with extractor hood above, breakfast bar, space for appliances and a door to access the cellar which has power and light connected. On the first floor the landing gives access to two bedrooms and the family bathroom which has panel bath (shower over) low level WC and hand wash basin. Finally there is a further double bedroom on the second floor with fitted wardrobes and a Velux window.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Three bedroom mid terrace house being sold with no onward chain.

**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