



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

See mapping.



Viewing arrangements

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

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.



Ward Street, Bradford, BD7 3PR
Guide Price £85,000



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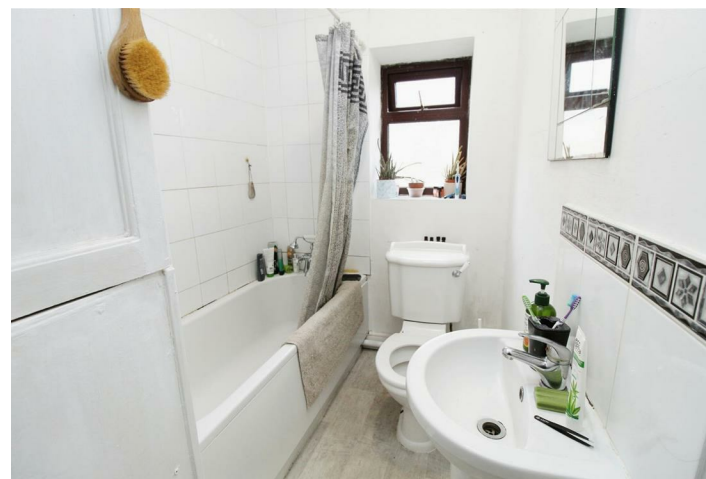
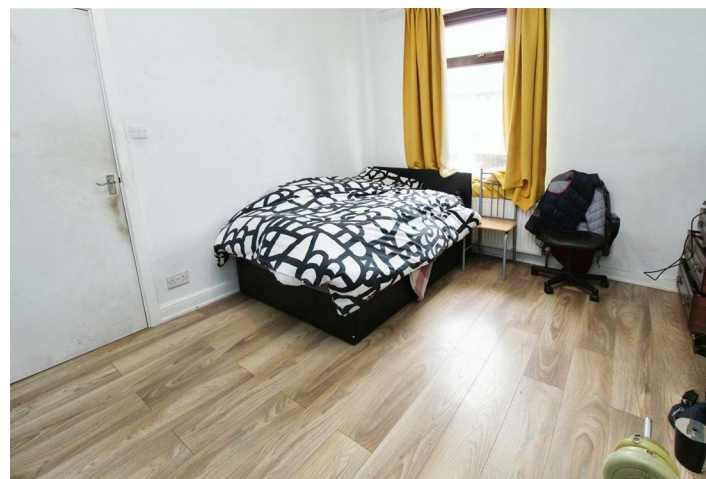
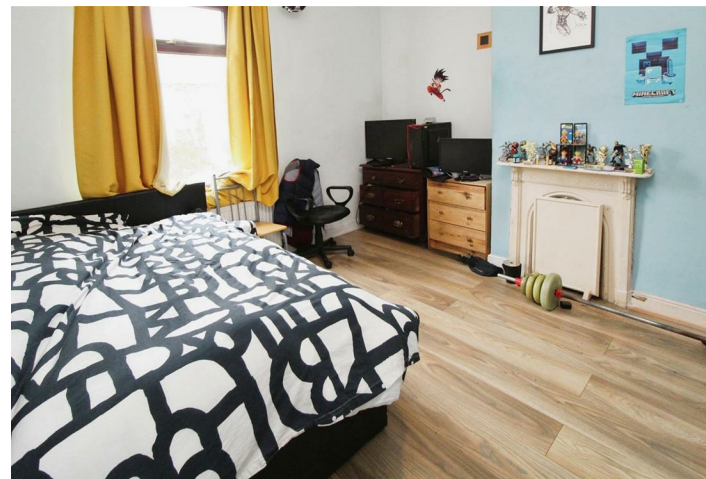
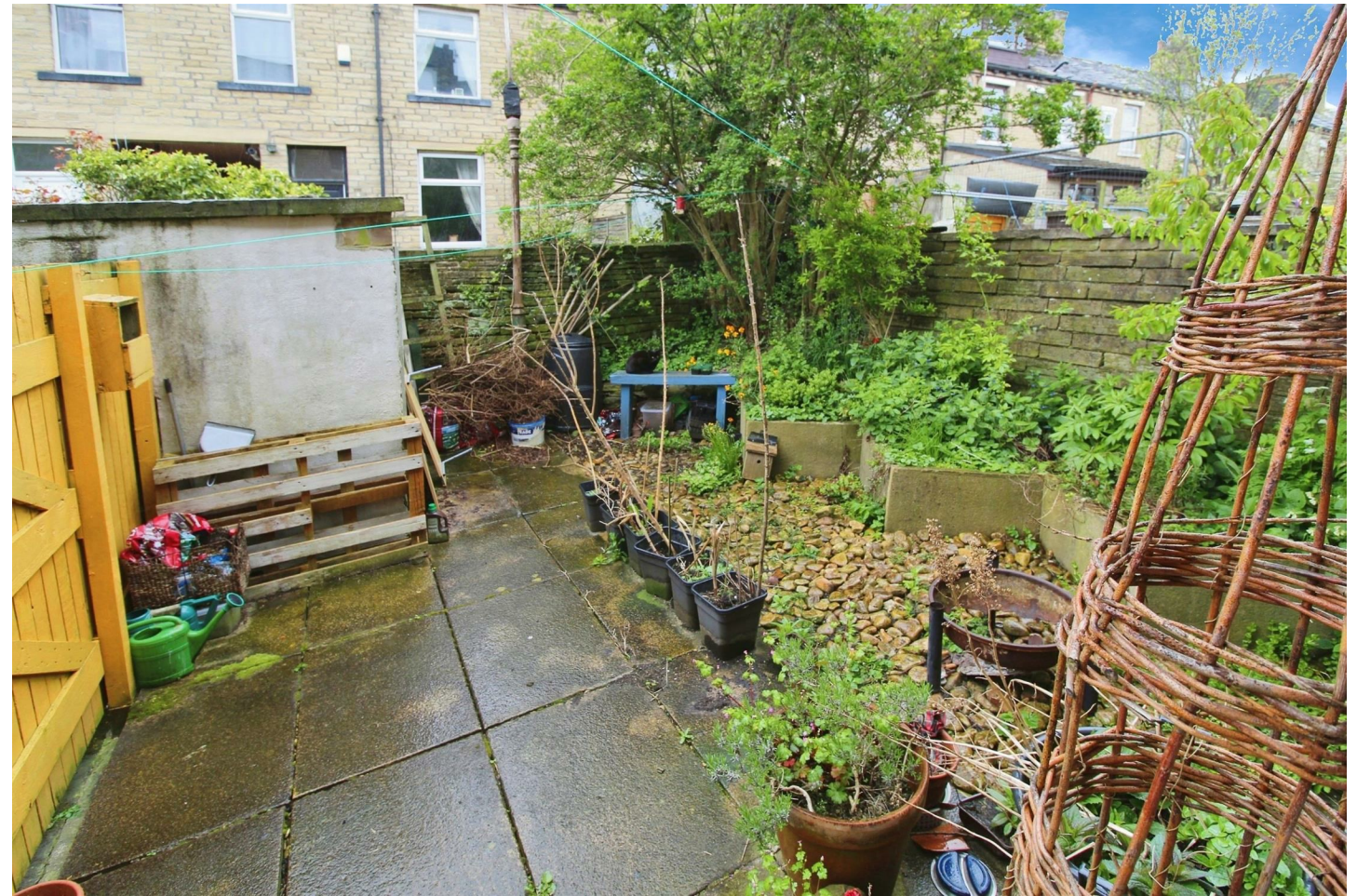
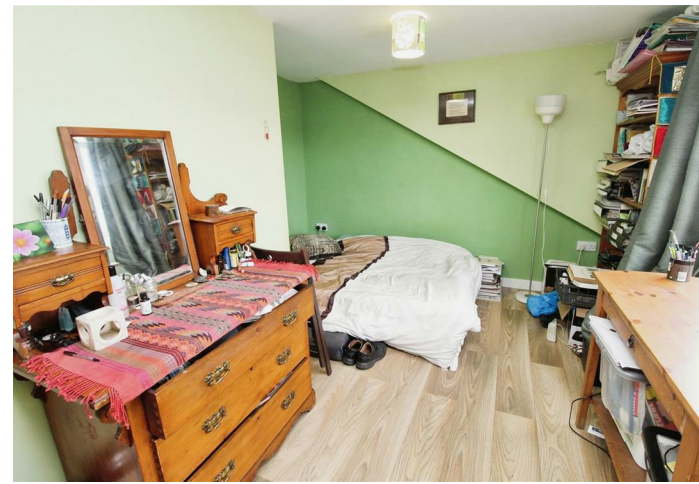


No Onward Chain *** Ideal First Time Buy Or Investment *** Close To Local Shops And Amenities *** Modern Kitchen And Bathroom *** Enclosed Garden ***Two Double Bedrooms *** Good Transport Links.

Two bedroom rear back to back being sold with no onward chain. The property is situated in a sought-after location close to the university and a range of local amenities such as schools and parks, local shops, pubs and restaurants, and major road links.

The accommodation briefly comprises; Open-plan kitchen, dining, and living room with modern fitted wall and base units, oven, gas hob and space for appliances. On the first floor the landing gives access to a double bedroom with built in storage and the family bathroom with panel bath (shower over) low level WC and hand wash basin. Finally on second floor there is a further double bedroom.

Outside; There is an enclosed low maintenance garden with stone-built outdoor storage building and on road parking is available.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two bedroom rear back to back 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