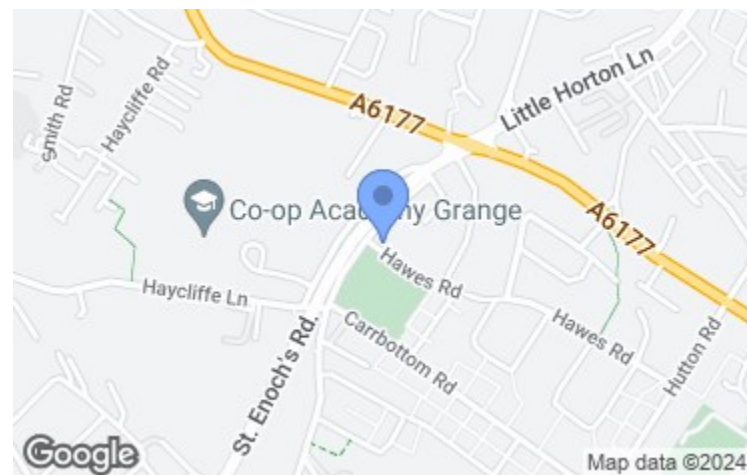




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

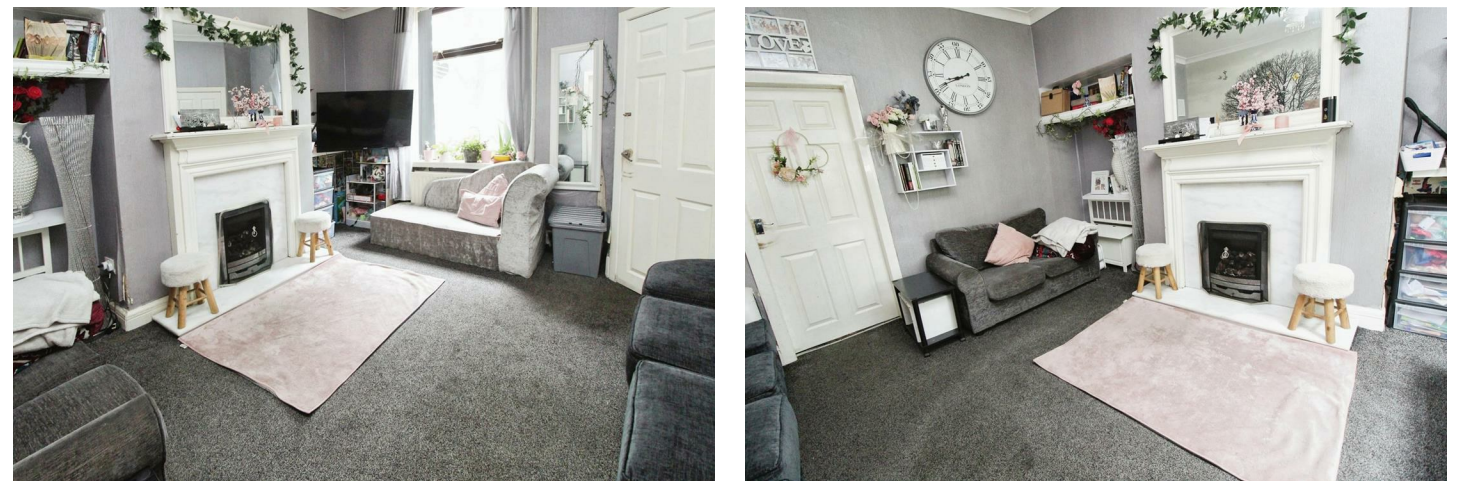


Viewing arrangements

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

Directions

See mapping.



Hawes Road, Bradford, BD5 9AW
Offers In Excess Of £120,000

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 9AW



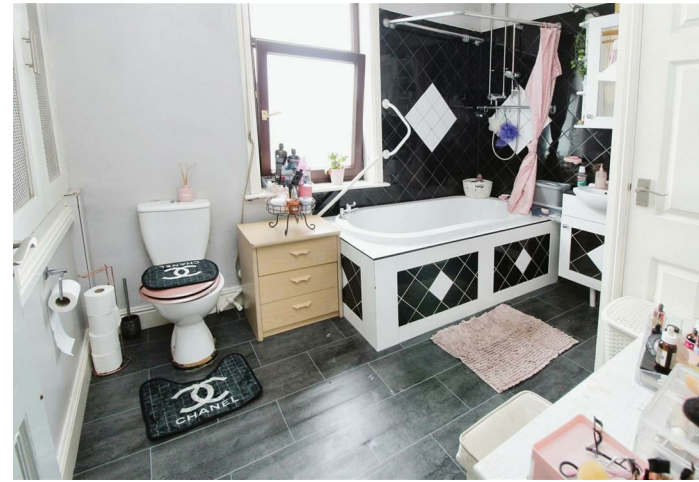
Ideal First Time Buy Or Investment *** Sought After Location *** Good Transport Links *** Close To Local Schools, Shops And Amenities *** Low Maintenance Garden *** Off Road Parking.

Two bedroom terraced house in highly sought after location. The property is located close to good schools, shops and amenities and early viewing is strongly advised to avoid disappointment.

The accommodation briefly comprises; Entrance vestibule, lounge with gas fire, kitchen with wall and base units, free standing cooker, space for appliances and a door to access the cellar which is ideal for storage. On the first floor the landing gives access to bedroom one and the generous family bathroom with bath (shower over) low level WC and vanity hand was unit. There is a further generous double bedroom on the second floor with Velux window and eves storage.

Outside; There is a low maintenance garden to

the rear of the property and off road parking is available.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal first time buy or investment 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