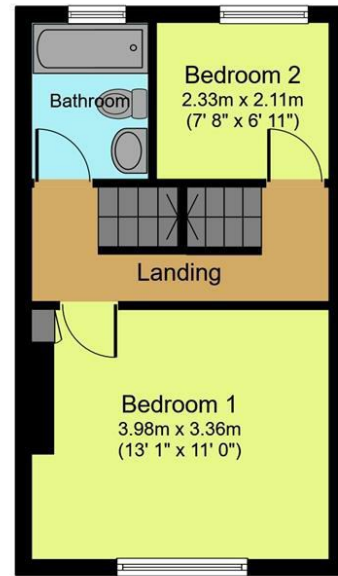


Ground Floor



First Floor



Second Floor

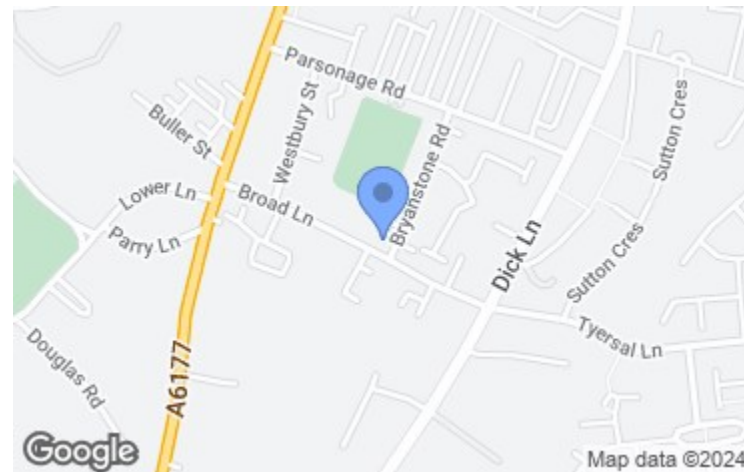
Created using Vision Publisher™



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | 72 | |
| (69-80) C | | | |
| (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 | |

Viewing arrangements

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



Directions

See mapping.



Broad Lane, Bradford, BD4 8PA
Offers In Excess Of £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.



Broad Lane, Bradford, BD4 8PA



Ideal First Time Buy Or Investment *** Three Bedrooms *** Two Reception Rooms *** Modern Kitchen And Bathroom *** Good Transport Links *** Close to Local Shops And Amenities *** Off Road Parking.

Located on the charming Broad Lane in Bradford, this delightful three-bedroom mid-terrace house is a perfect choice for first-time buyers or investors. The property boasts two reception rooms, offering ample space for relaxation and entertainment.

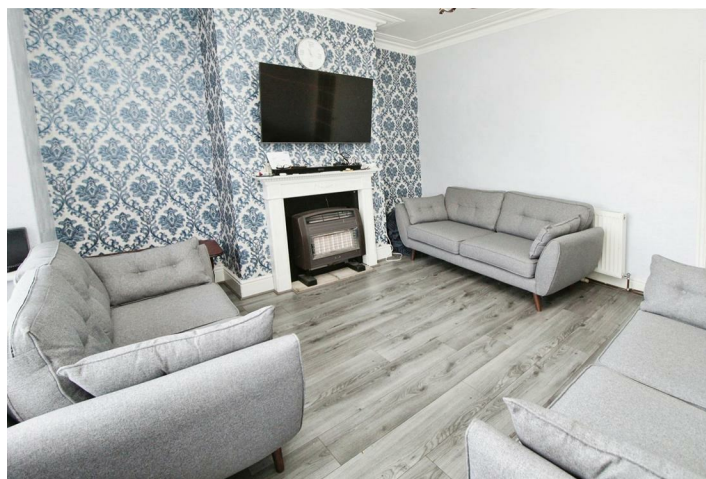
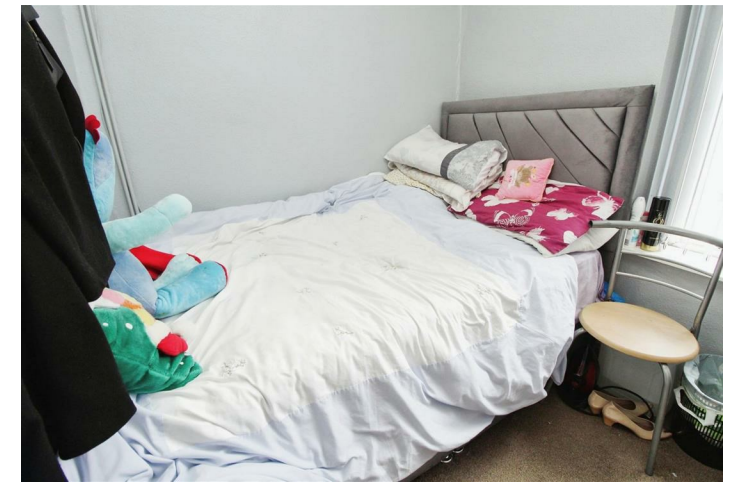
As you step inside, you are greeted by a cosy lounge and a dining room, providing a warm and inviting atmosphere. The kitchen is equipped with modern wall and base units, a gas hob with an extractor hood, integrated fridge/freezer, microwave, and an electric oven. There is also plenty of space for additional appliances, making meal preparation a breeze. The kitchen's door opens up to the garden, perfect for enjoying a cup of tea on a sunny day.

Heading upstairs, you will find two

well-appointed bedrooms on the first floor along with a family bathroom featuring a panel bath with a shower over, a low-level WC, and a hand wash basin. The second floor houses a spacious double bedroom, offering privacy and comfort.

Outside, the property features gardens to the front and rear, providing a lovely outdoor space to unwind or host gatherings. Additionally, there is off-road parking at the rear, ensuring convenience for residents.

With its convenient location near local amenities and excellent transport links, this terrace inner-through house presents a fantastic opportunity to create a cosy home or make a savvy investment. Don't miss out on the chance to make this property your own in the heart of Bradford.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom mid terrace house in sought after location.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold