



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(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

Woodroyd Road, Bradford, BD5 8BA
Guide Price £180,000

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.



Woodroyd Road, Bradford, BD5 8BA

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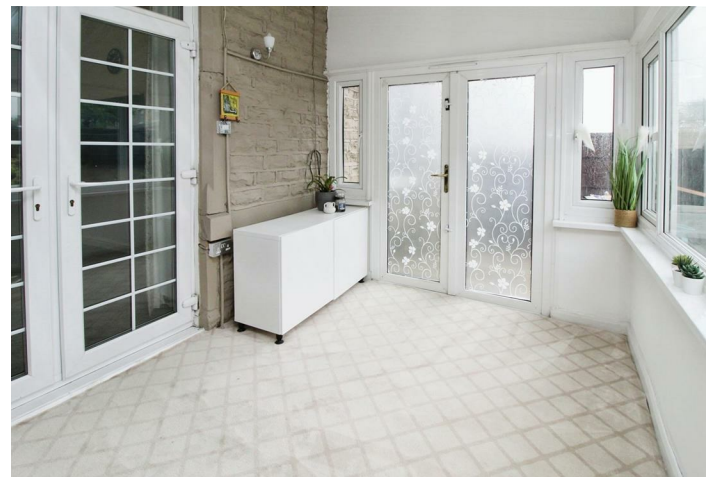
Four Double Bedrooms *** Two Reception Rooms *** Conservatory *** Good Transport Links *** Close To Local Shops And Amenities *** Spacious Accommodation Over Four Floors.

Spacious four double bedroom terrace house located close to amenities, schools, shops and ideally placed for commuting to Bradford & surrounding areas.

The accommodation briefly comprises on the lower ground floor; Spacious kitchen/diner with modern wall and base units, range cooker with extractor hood above and space for appliances. On the ground floor; Entrance hall, lounge with bay window, sitting room with large storage cupboard and French doors to access the conservatory which in turn has a door to access the rear garden. On the first floor the landing gives access to two double bedrooms and the modern shower room with shower cubicle, low level WC and hand wash basin. On the second floor there are two further double bedrooms.

Outside; There is an enclosed garden which is

mainly laid to lawn and on road parking is available.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well presented and spacious four double bedroom end terrace house.

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