



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.

Brandfort Street, Bradford, BD7 2ES
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.



Brandfort Street, Bradford, BD7 2ES

 1  2  1

Ideal First Time Buy Or Investment *** Close To Local Shops And Amenities *** Good Transport Links *** Cellar *** Two Bedrooms *** Sought After Location. The property is located close to amenities, schools, shops and ideally placed for commuting to Bradford & surrounding areas. Early viewing is advised to avoid disappointment.

Located on Brandfort Street in Bradford, BD7 2ES, this delightful two-bedroom mid-terrace house is a hidden gem waiting to be discovered. As you step inside, you are greeted by a cosy lounge, perfect for relaxing after a long day. The kitchen boasts modern fitted units, a free-standing oven, and ample space for all your appliances.

One of the unique features of this property is the cellar, which comes with power and light connected, offering you endless possibilities for its use. Moving to the first floor, you will find two well-appointed bedrooms, providing comfortable spaces for a good night's sleep. The family bathroom is complete with a panel bath,

low-level WC, and a vanity hand wash unit.

Outside, the low-maintenance rear garden is a tranquil retreat where you can enjoy a morning coffee or unwind in the evening. With the convenience of a rear access gate, accessing the garden is a breeze. On-road parking is readily available, ensuring you never have to worry about finding a spot for your vehicle.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom through terrace 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