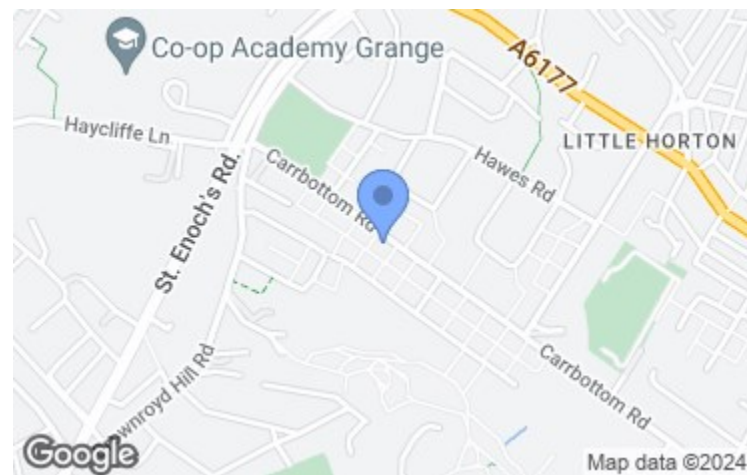




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.



Carr Bottom Road, Bradford, West Yorkshire BD5 9AH
Offers In The Region Of £130,000

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.



Carr Bottom Road, Bradford, West Yorkshire BD5



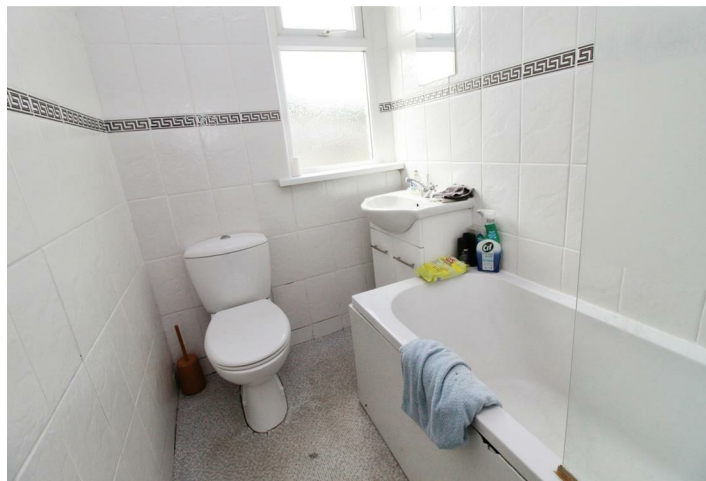
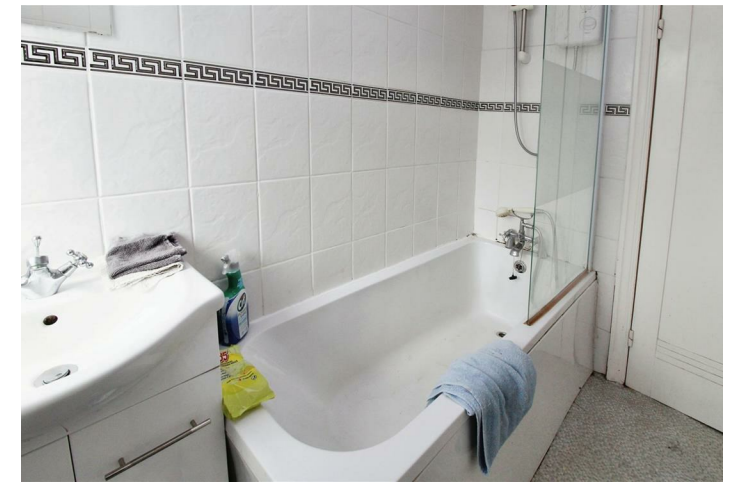
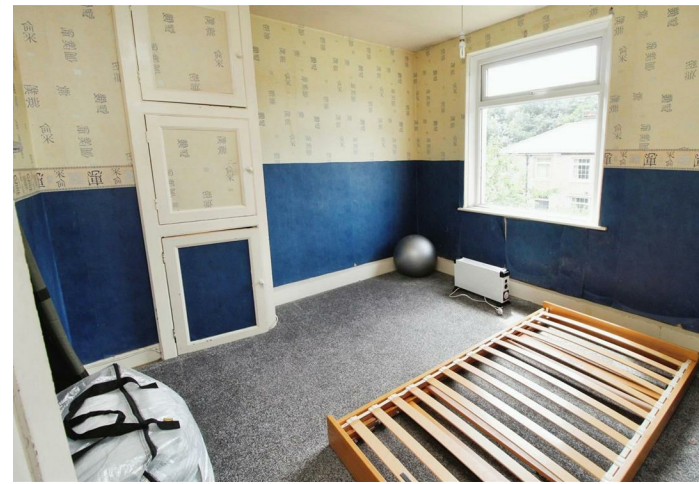
No Onward Chain *** Ideal First Time Buy Or Investment *** Close To Local Schools, Shops And Amenities *** Good Transport Links *** Potential To Extend STPP. The property is located close to good schools, shops and amenities and early viewing is strongly advised to avoid disappointment.

Located on Carr Bottom Road in Bradford, this delightful terraced house offers a wonderful opportunity for a new homeowner. As you step inside, you are greeted by an inviting entrance hall leading to a cosy lounge featuring an electric fire, perfect for those chilly evenings. The kitchen/diner is a highlight of this property, boasting ample space with wall and base units, a free-standing cooker, and room for all your appliances.

Venturing upstairs, you'll find the landing leading to three comfortable bedrooms, ideal for a growing family or those in need of a home office. The family bathroom is complete with a panel bath and shower over, a low-level WC, and a hand wash basin, providing convenience

and functionality.

One of the unique features of this property is the loft room, offering additional space with power and light connected, perfect for a playroom, study, or extra storage. Outside, the property includes a driveway at the front and a rear garden, providing a lovely outdoor space for relaxation or entertaining guests.



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 being sold with no onward chain.

Rating authority
Borough Council Tax Band B

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