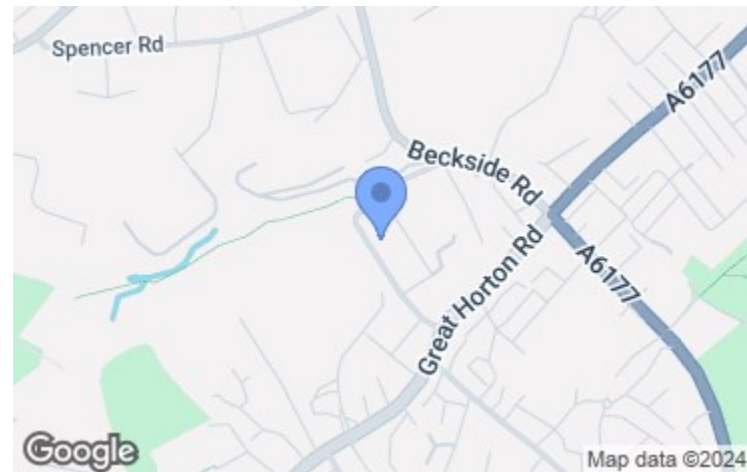




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Viewing arrangements

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

### Directions

See mapping.

**Westcroft Road, Bradford, BD7 3EJ**  
**Guide Price £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.



Westcroft Road, Bradford, BD7 3EJ

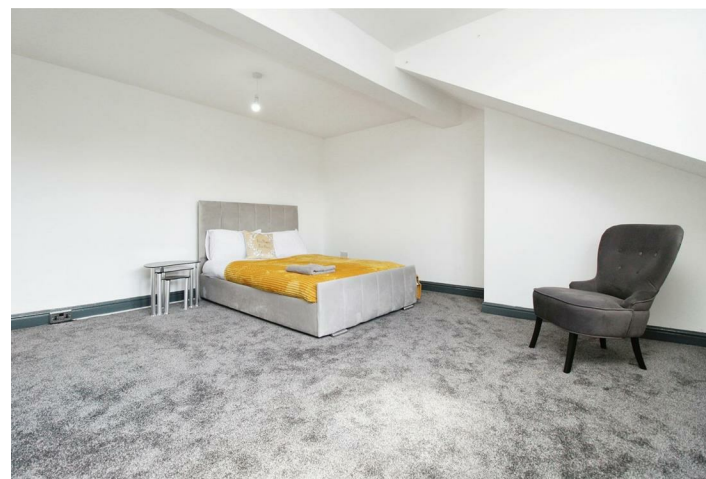
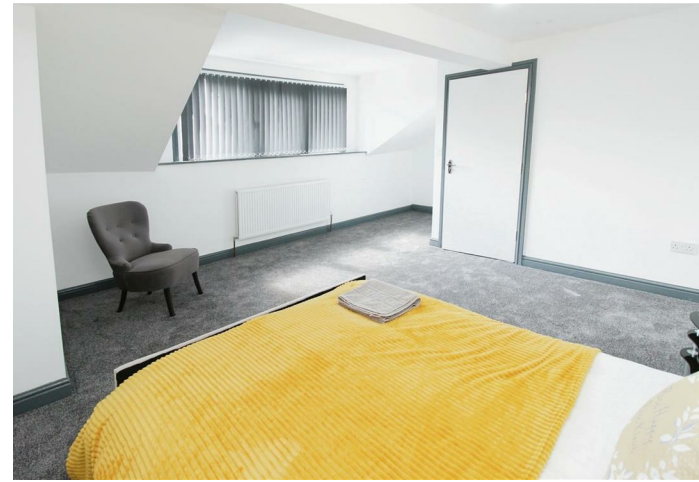


No Onward Chain \*\*\* Ideal First Time Buy Or Investment \*\*\* Close To Local Shops And Amenities \*\*\* Cellar \*\*\* Three Double Bedrooms \*\*\* Being Sold Furnished.

Well presented three bedroom back to back terrace house in a sought after location close to local shops and amenities. Bradford and Leeds city centres are within easy reach making it ideal for commuters. Early viewing is strongly advised to avoid disappointment.

The accommodation briefly comprises; Entrance Porch, spacious lounge, Kitchen with modern fitted wall and base units, oven, gas hob with extractor hood above, space and plumbing for a washing machine and fridge/freezer and a door to access the cellar which is ideal for storage. On the first floor the landing gives access to two double bedrooms and the shower room with shower cubicle, low level WC and hand wash basin. There is a further generous double bedroom on the second floor.

Outside; On road parking is available.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three bedroom back to back being sold with no onward chain.

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 Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold