



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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.

New Cross Street, Bradford, BD5 8BS
Guide Price £110,000

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.



New Cross Street, Bradford, BD5 8BS



Spacious Accommodation Over Four Floors *** Low Maintenance Enclosed Garden *** Close To Local Shops And Amenities *** Ideal First Time Buy Or Investment *** Sought After Location. Spacious three bedroom back-to-back house located close to amenities, schools, shops and ideally placed for commuting to Bradford & surrounding areas.

Located on New Cross Street in Bradford, this delightful terrace house offers a wonderful opportunity for those seeking a cozy yet spacious home.

Spread across four floors, this back-to-back house boasts three bedrooms, perfect for a growing family or those in need of extra space. The lower ground floor features a modern kitchen/diner complete with fitted wall and base units, an oven, gas hob with extractor hood above, and space for your appliances.

Moving up to the ground floor, you'll find a welcoming lounge with a feature fireplace, ideal for relaxing evenings. The bathroom on this

floor is equipped with a walk-in shower, hand wash basin, and a low-level WC for your convenience.

Ascending to the first floor, you'll discover two well-appointed bedrooms, with the second floor offering an additional double bedroom, providing flexibility for various living arrangements.

Outside, the property boasts a low-maintenance enclosed garden with a large covered seating area and outdoor WC. On-road parking is available, ensuring convenience for residents and guests alike.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Three Bedroom Back-to-back property ideal for First time buyer and investors</p> <p>Rating authority Borough Council Tax Band A</p>	<p>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.</p> <p>Tenure Freehold</p>
--	---