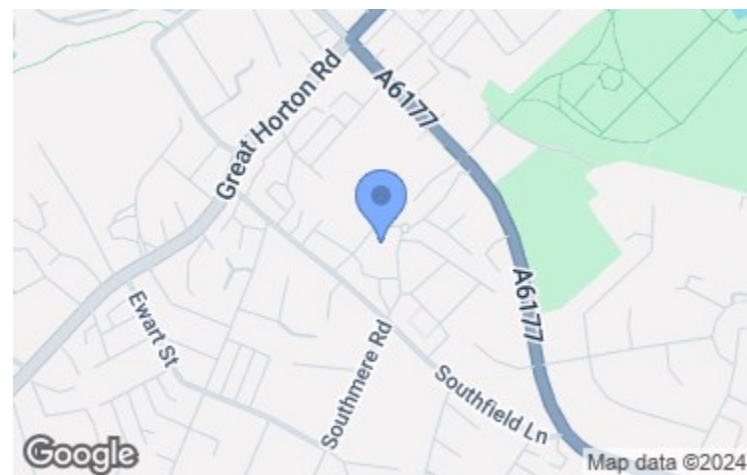




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.



Liversedge Row, Bradford, BD7 3LD
Offers In The Region Of £80,000

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.



Liversedge Row, Bradford, BD7 3LD



No Onward Chain *** Ideal First Time Buy Or Investment *** Close To Local Shops And Amenities *** Enclosed Garden *** Good Transport Links *** Grade II Listed One Bedroom Cottage Previously Two Bedrooms. The property is situated in a sought-after location close to the university and a range of local amenities such as schools and parks, local shops, pubs and restaurants, and major road links.

Nestled in the charming Liversedge Row of Bradford, this delightful Grade II Listed Cottage is a gem waiting to be discovered. Boasting a cosy reception room, a generous double bedroom, and a well-appointed bathroom, this property exudes warmth and character.

As you step inside, you are greeted by an inviting entrance hall that leads to an open plan kitchen/living room. The focal point of this space is the feature fireplace, adding a touch of elegance to the room. Imagine relaxing by the fire on a cold winter's night or enjoying a cup of tea by the built-in window seat with storage, a

perfect spot for unwinding with a good book.

The kitchen is equipped with a fitted kitchen including an oven, gas hob, and extractor hood. There is space for appliances, making meal preparation a breeze. Upstairs, the landing offers convenience with space for tumble dryer and a drop down ladder to access the loft space.

The generous double bedroom, which was previously two separate bedrooms, provides flexibility and space for your personal touch. The adjacent shower room features a walk-in shower cubicle, low-level WC, and a vanity hand wash unit, ensuring both style and functionality.

Outside, the low-maintenance enclosed garden has a storage shed and is a tranquil retreat where you can enjoy the fresh air and perhaps indulge in some gardening. On-road parking is available, adding to the convenience of this lovely abode.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
One bedroom cottage in sought after location being sold with no onward chain.

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