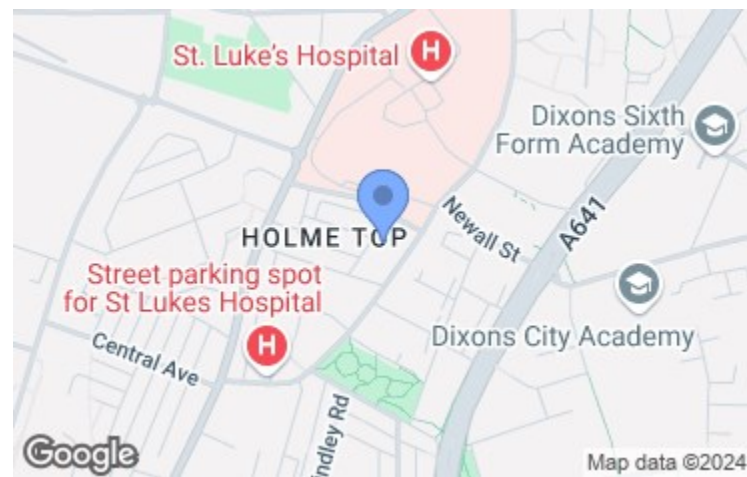




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See mapping.



**Hampden Place, Bradford, BD5 0JZ**  
**Offers In The Region Of £91,995**

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.



# Hampden Place, Bradford, BD5 0JZ

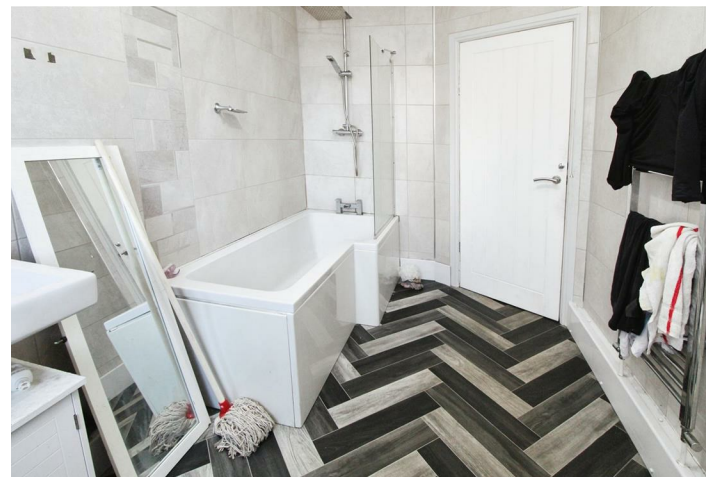
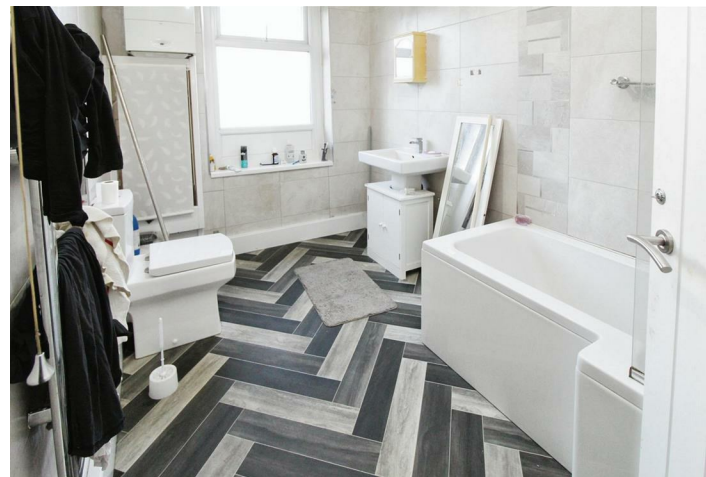
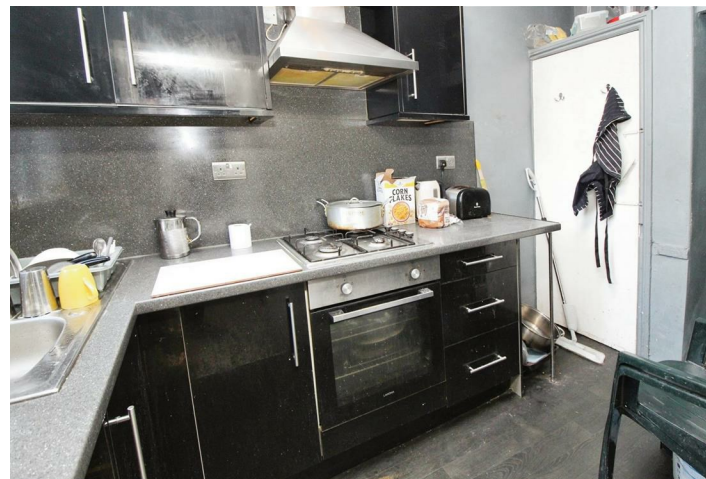
 1  2  1

Ideal First Time Buy Or Investment \*\*\* Potential For Loft Conversion \*\*\* Two Bedrooms \*\*\* Modern Kitchen And Bathroom \*\*\* Sought After Location. The property is well placed for many amenities, Bradford City Center and good commuter links. Early viewing is strongly advised to avoid disappointment.

Nestled in the desirable Hampden Place of Bradford, this charming two-bedroom terraced house is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious lounge, perfect for relaxing or entertaining guests. The kitchen boasts modern fitted wall and base units, an oven, gas hob with extractor hood above.

For those in need of extra storage space, the cellar provides an ideal solution. Upstairs, the landing features built-in storage, while the two bedrooms offer comfortable living spaces. The modern family bathroom is complete with a bath and shower combination, a low-level WC, and a hand wash basin.

Outside, the low-maintenance front yard is perfect for enjoying a cup of tea on a sunny day. Additionally, permit parking is available, ensuring convenience for residents.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Two bedroom terrace house ideal for first time buyers or investors.

**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