




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.

Haycliffe Lane, Bradford, BD5 9ET
£100,000

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.

Haycliffe Lane, Bradford, BD5 9ET

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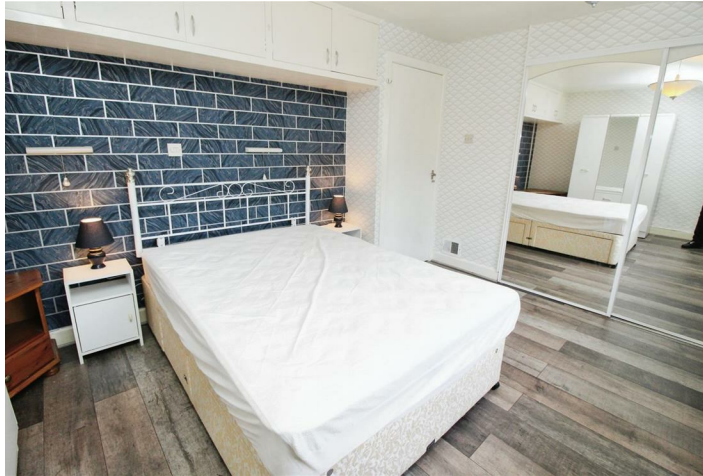
No Onward Chain *** Ideal First Time Buy Or Investment *** Close To Local Schools, Shops And Amenities *** Gated Driveway. Nestled on Haycliffe Lane in Bradford, this charming one-bedroom cottage presents an excellent opportunity for those seeking a delightful home with no onward chain. Upon entering, you are welcomed into a well-appointed entrance hall that leads to a spacious lounge and dining area, perfect for both relaxation and entertaining. A door from this inviting space opens directly to the rear garden, allowing for a seamless indoor-outdoor living experience.

The cottage boasts a modern kitchen, equipped with stylish fitted wall and base units, along with essential integrated appliances including a dishwasher, washing machine, microwave, oven, and a gas hob with an extractor hood above. This well-designed kitchen is sure to inspire your culinary adventures.

The shower room is thoughtfully designed, featuring a shower cubicle, a low-level WC, and a vanity hand wash unit, providing both

functionality and comfort. The generous double bedroom is a true highlight, complete with fitted wardrobes that offer ample storage space.

Outside, the property benefits from a gated driveway, providing parking for one vehicle, along with low-maintenance front and rear gardens that enhance the overall appeal of the cottage.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
One bedroom cottage ideal for first time buyers and 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