

Bedroom 1 4.01m x 3.43m (13' 2" x 11' 3") Bathroom 2.31m x 1.37m (7' 7" x 4' 6") Bedroom 2 2.31m x 2.01m (7' 7" x 6' 7")

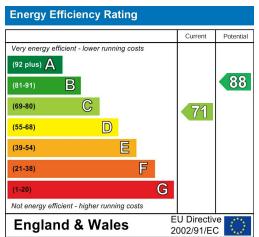


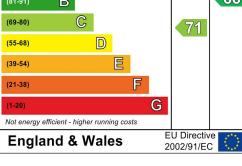
Ground Floor Floor area 27.8 sq.m. (300 sq.ft.)

First Floor Floor area 27.8 sq.m. (300 sq.ft.)

Second Floor Floor area 16.0 sq.m. (172 sq.ft.)

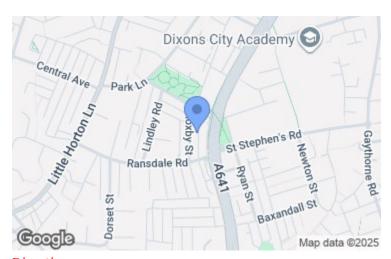
Total floor area: 71.7 sq.m. (771 sq.ft.)





Viewing arrangements

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



Directions See mapping.

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.



















Roxby Street, Bradford, BD5 7NU Offers Over £110,000







No Onward Chain *** In Need Of Modernization *** Three Bedrooms *** Plenty Of Potential.

Located on Roxby Street in the vibrant area of Bradford, this mid-terrace house presents an excellent opportunity for those looking to create their ideal home. With three bedrooms and a well-proportioned layout, this property is perfect for families or individuals seeking space and comfort.

Upon entering, you are welcomed into a cosy lounge that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen is equipped with fitted wall and base units, a free-standing cooker, and space for appliances, making it a practical area for culinary pursuits. A door from the kitchen leads to the enclosed rear garden, providing a private outdoor space for gardening or enjoying the fresh air.

The first floor comprises two bedrooms, along with a bathroom that features a bath, low-level WC, and hand wash basin, catering to all your

essential needs. Ascending to the second floor, you will find a generous double bedroom, which can serve as a master suite or a versatile space for guests or a home office.

This property is in need of modernization, allowing you the freedom to personalise it to your taste and style. Being sold with no onward chain, it offers a straightforward purchasing process, making it an attractive option for buyers looking to move quickly.





















Primary School your text here



Secondary School your text here

Fixtures & fittings

Three bedroom mid terrace house in need of modernization 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 One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure Freehold