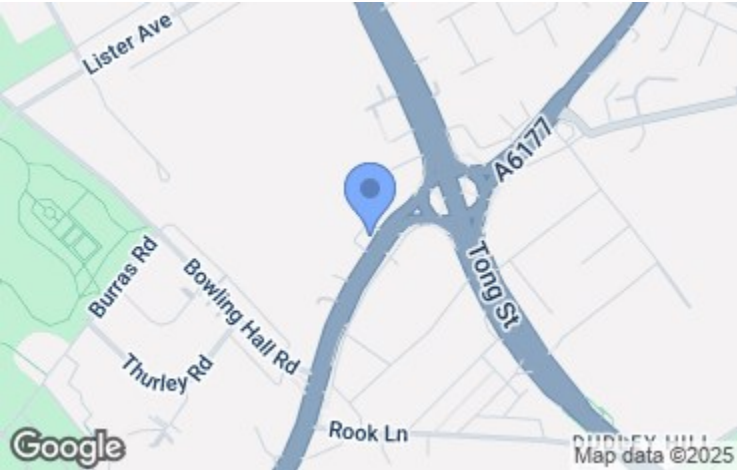




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Rooley Lane, Bradford, BD4 7SB
Offers In Excess Of £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.



No Onward Chain *** Ideal First Time Buy Or Investment *** Fantastic Transport Links *** Close To Local Shops And Amenities. Located in the sought after area of Rooley Lane, Bradford, this delightful two-bedroom cottage presents an excellent opportunity for those seeking a comfortable home with no onward chain. The property boasts a well-appointed kitchen, complete with fitted wall and base units, an integrated fridge/freezer, washing machine, and an electric oven and hob, making it perfect for culinary enthusiasts.

The inviting lounge features a gas fire, creating a warm and welcoming atmosphere for relaxation and entertaining. Additionally, the cottage includes a cellar, providing ample storage space for your belongings.

On the first floor, you will find a spacious double bedroom equipped with fitted wardrobes, ensuring plenty of storage for your clothing and personal items. The modern shower room is a highlight, featuring a walk-in shower cubicle, a low-level WC, and a stylish vanity hand wash

unit, offering both convenience and contemporary design.

The second floor hosts a further generous bedroom, enhanced by a Velux window that allows natural light to flood the space, creating a bright and airy environment.

Outside, the property features a small, enclosed garden to the front, designed for low maintenance, allowing you to enjoy the outdoors without the burden of extensive upkeep.

This cottage is an ideal choice for first-time buyers, small families, or investors looking for a property with character in a convenient location. With its blend of modern amenities and traditional charm, this home is sure to impress.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom cottage 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