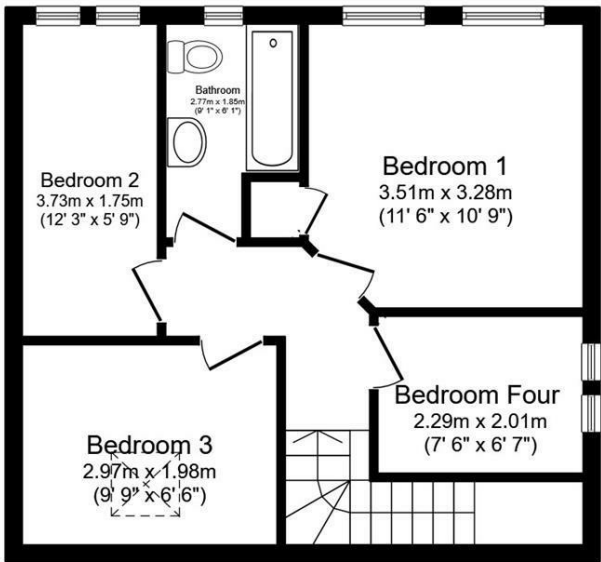


Ground Floor
Floor area 44.6 sq.m. (480 sq.ft.)




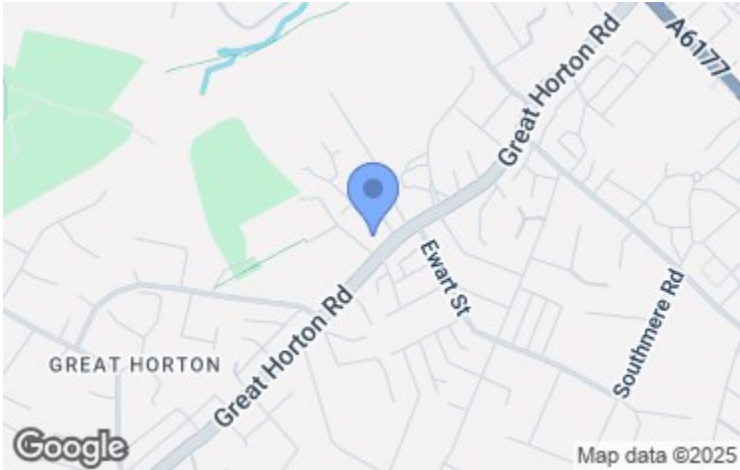
First Floor
Floor area 44.6 sq.m. (480 sq.ft.)

Total floor area: 89.2 sq.m. (960 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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@wwstateagents.com

Directions

See mapping.



Great Horton Road, Bradford, BD7 4EY
£120,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwstateagents.com | www.wwstateagents.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 *** Walking Distance To Local Shops And Amenities *** Four Bedrooms *** Ideal First Time Or Investment. Located on Great Horton Road in Bradford, this Grade II listed terrace house offers a delightful blend of character and modern living. With no onward chain, this property presents an excellent opportunity for both first-time buyers and those looking to invest in a well-located home.

Upon entering, you are welcomed into the kitchen/diner, which boasts fitted wall and base units, a range cooker, and ample space for appliances. The original feature fireplace adds a touch of historical charm, making it an inviting space for family meals and entertaining guests. There is a spacious lounge with gas fire and stairs that lead to the first floor.

The first floor comprises four bedrooms, providing plenty of room for family or guests. The bathroom is equipped with a bath and shower over, a low-level WC, and a hand wash basin, ensuring convenience for daily routines.

Outside, the property features a small, low-maintenance courtyard at the front, ideal for enjoying a morning coffee or a quiet moment in the sun. On-road parking is available, adding to the practicality of this lovely home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Grade II listed four bedroom terrace house being sold with no onward chain.

Rating authority
Borough Council Tax Band B

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