



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.



Etna Street, Bradford, BD7 4RD
Offers In The Region Of £120,000

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 *** Two Double Bedrooms *** Walking Distance To Local Schools, Shops And Amenities. Located in the desirable area of Etna Street, Bradford, this charming two-bedroom back-to-back house presents an excellent opportunity for both first-time buyers and investors alike. Offered with no onward chain, this well-presented property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming ground floor lounge, which features built-in storage and a cosy gas fire, perfect for those chilly evenings. The lower ground floor boasts a modern kitchen/diner, equipped with stylish fitted wall and base units, an oven, an electric hob with an extractor hood, and an integrated fridge/freezer. The breakfast island provides a delightful space for casual dining, while ample room for additional appliances ensures practicality.

The first floor hosts a spacious double bedroom, complete with an original feature fireplace and

fitted wardrobes, adding character and charm. There is a further double bedroom on the second floor and the family bathroom which is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a hand wash basin.

Outside, the property benefits from a low-maintenance south-facing garden, ideal for enjoying the sunshine, while on-road parking is readily available for your convenience.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Well presented two bedroom back to back house in sought after location 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