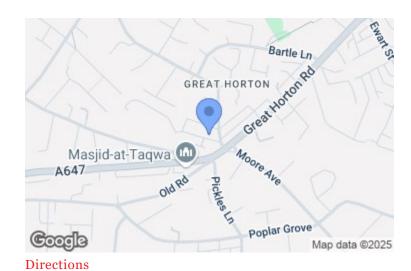


## Viewing arrangements

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



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.



















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







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.

fitted wards
There is a fix
thoughtful
basin.

Outside, the
maintenance
enjoying the

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