



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.

Legrams Lane, Bradford, BD7 2EJ
£225,000

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.

Legrams Lane, Bradford, BD7 2EJ

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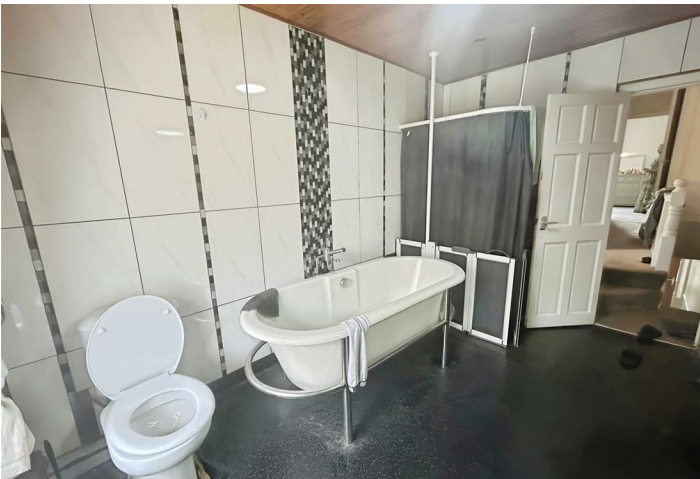
No Onward Chain *** Two Reception Rooms
*** Four Bedrooms *** Excellent Transport
Links *** Close To Local Shops And Amenities.
Located on Legrams Lane in Bradford, this
spacious four-bedroom through terrace house
presents an excellent opportunity for families or
investors alike, being offered with no onward
chain. Upon entering, you are greeted by a
welcoming entrance hall that provides access to
a useful cellar, perfect for additional storage.

The ground floor boasts two inviting reception
rooms. The lounge features a delightful bay
window, allowing natural light to flood the
space, while the sitting room is enhanced by a
cosy gas fire, creating a warm atmosphere for
relaxation. The kitchen is well-equipped with
fitted wall and base units, a range cooker, and
ample space for appliances, making it a
practical area for culinary enthusiasts.

Ascending to the first floor, you will find two
generously sized double bedrooms, alongside a
family bathroom that exudes elegance with its
roll-top bath, shower cubicle, low-level WC, and

hand wash basin. The second floor hosts two
additional bedrooms, providing flexibility for
family living or guest accommodation.

Outside, the property benefits from a low-
maintenance garden to the rear, ideal for
enjoying the outdoors without the burden of
extensive upkeep. On-road parking is readily
available, ensuring convenience for residents
and visitors alike.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Spacious four bedroom, two reception through
terrace house being sold with no onward chain.

Rating authority
Borough Council Tax Band C

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