




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  
£210,000

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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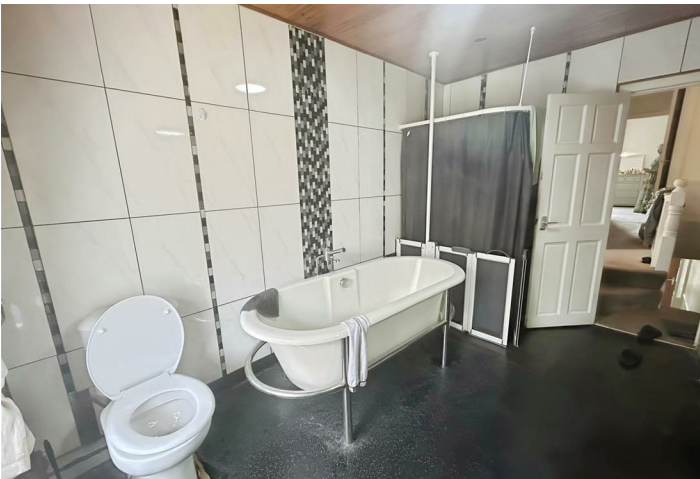
No Onward Chain \*\*\* Two Reception Rooms  
\*\*\* Four Bedrooms \*\*\* Excellent Transport  
Links \*\*\* Close To Local Shops And Amenities.  
Located on Legrams Lane in Bradford, this  
spacious four-bedroom through terrace house  
presents an excellent opportunity for families or  
investors alike, 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