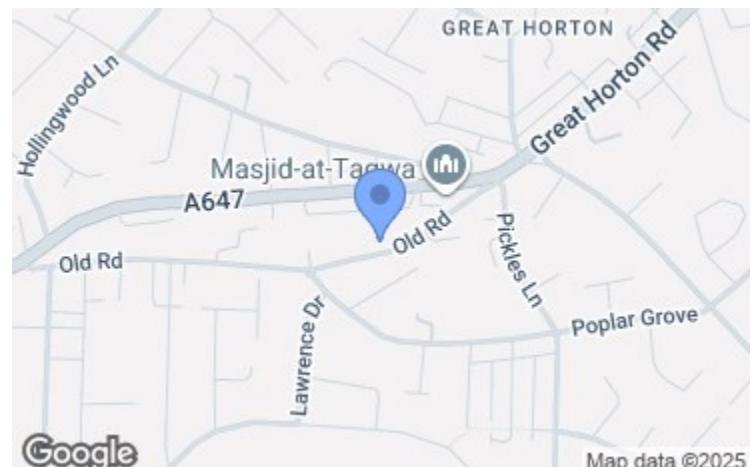




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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 76 |
| (39-54) E | | |
| (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.



Old Road, Bradford, BD7 4PE
Offers In Excess Of £160,000

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.



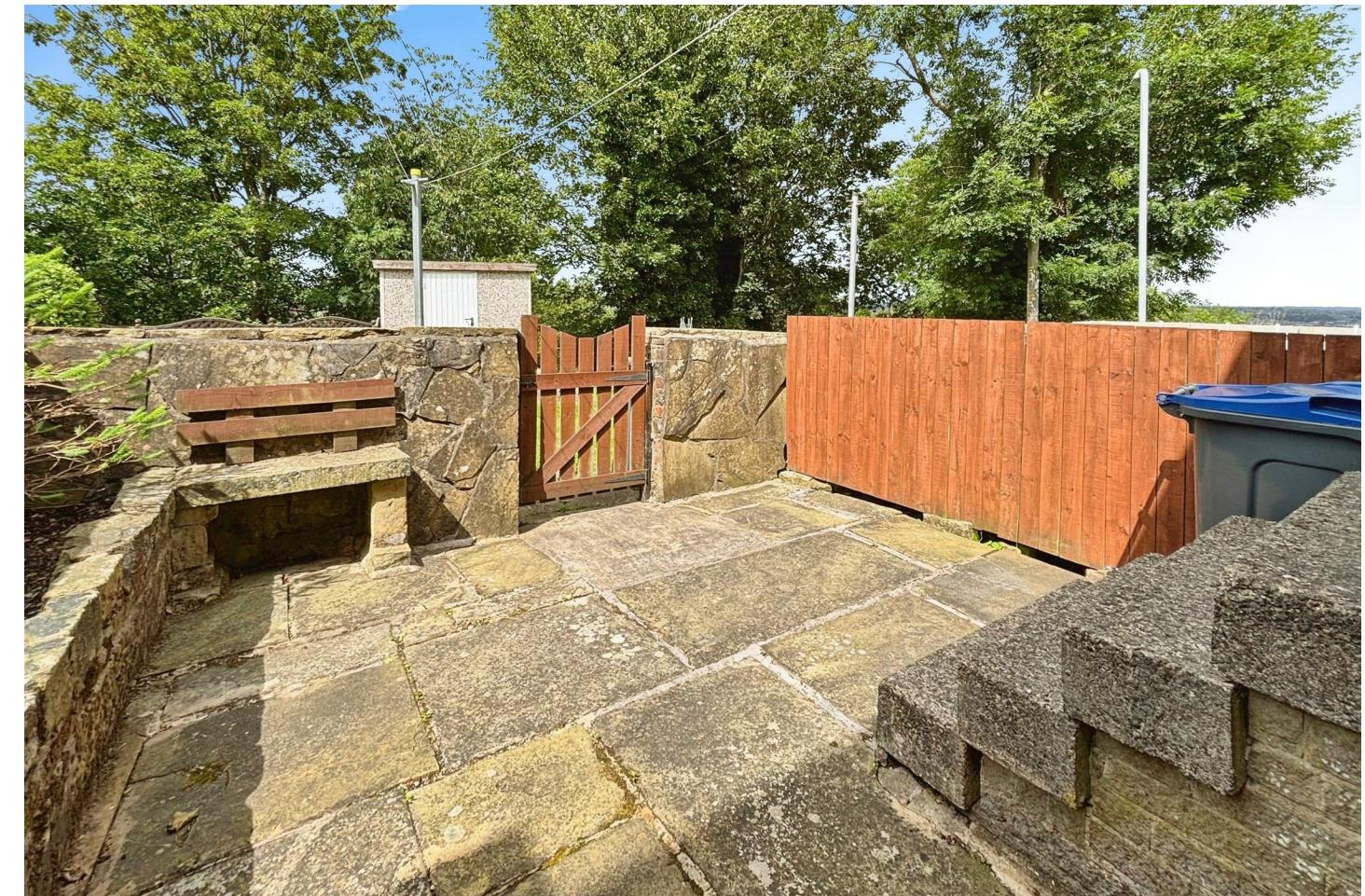
No Onward Chain *** Three Bedrooms And An Occasional Bedroom/Study *** Spacious Kitchen/Diner *** Modern Family Bathroom. Located on Old Road in the vibrant area of Bradford, this well-presented mid-terrace house offers a delightful blend of comfort and practicality. With three bedrooms and the potential for a fourth, this property is ideal for families or those seeking extra space for a study or guest room.

Upon entering, you are welcomed into a charming lounge featuring a wood burner, perfect for cosy evenings. The spacious kitchen/diner is a highlight, equipped with a fitted kitchen, a free-standing cooker, and ample space for appliances, making it a wonderful area for family meals and entertaining guests. Additionally, the part-converted cellar, complete with power and light, provides extra storage or could be transformed into a useful utility space.

The first floor boasts a generous double bedroom, alongside an occasional bedroom or

study, and a modern family bathroom. The bathroom is well-appointed with a bath and shower over, a low-level WC, and a stylish vanity hand wash unit, ensuring convenience for all. There are two further bedrooms on the second floor.

Outside, the property features both front and rear gardens, providing a lovely outdoor space for relaxation or gardening. A storage shed offers practical solutions for keeping your outdoor equipment tidy, while an extra plot of garden land presents an exciting opportunity for further development or landscaping.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Well presented 3/4 bedroom through terrace house 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 Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold