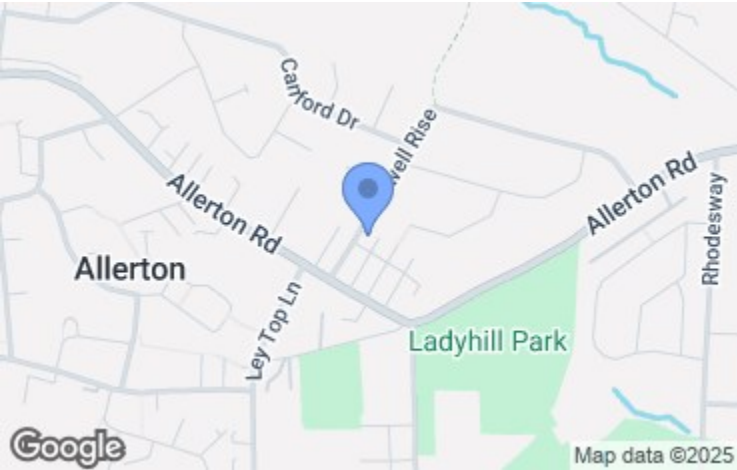




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping

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.

James Street, Bradford, BD15 7RB
£94,500



James Street, Bradford, BD15 7RB

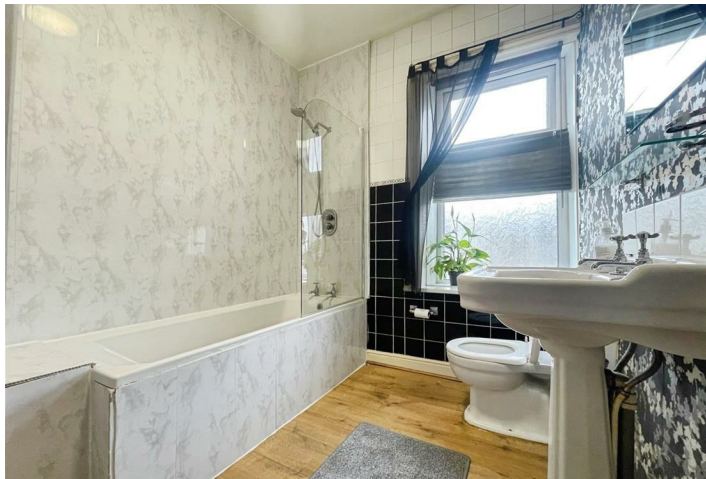


**** No onward chain **** One bedroom back-to-back house **** Converted cellar into Kitchen/Diner **** Sought after location walking distance to local shops and amenities ****** Located on the charming James Street in Allerton, Bradford, this delightful one-bedroom back-to-back mid-terrace house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious living room, adorned with modern UPVC windows that allow natural light to flood the space. The room features an electric fireplace, creating a warm and inviting atmosphere, complemented by a tasteful carpet finish.

The property boasts a cleverly converted cellar, which serves as a kitchen and dining area fitted with wall base units, gas hob and oven, free standing washing machine, integrated dishwasher and space for free standing fridge freezer. providing an ideal space for culinary adventures and entertaining guests. A convenient door leads back to the front of the property, enhancing accessibility and flow.

The master bedroom is generously sized, featuring a UPVC window that overlooks the front elevation, ensuring a bright and airy feel. The family bathroom is well-appointed with a three-piece suite, including a shower over the bath, catering to all your bathing needs.

Additionally, the hallway grants access to a loft room, which can serve as an Loft room / Occasional bedroom or a versatile space for your personal use. Outside, the property offers a charming area at the front, perfect for seating and enjoying the fresh air.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
One 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