



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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
£125,000



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 1  2  1

No Onward Chain *** Spacious Kitchen/Diner
*** Two Double Bedrooms *** Low
Maintenance Garden *** Walking Distance To
Local Shops And Amenities. Located in the
desirable area of Allerton, Bradford, this two-
bedroom back-to-back house on James Street
presents an excellent opportunity for both first-
time buyers and investors alike. With no
onward chain, this property is ready for you to
move in and make it your own.

Upon entering, you will find a spacious lower
ground floor kitchen/diner, which boasts
modern fitted wall and base units, a free-
standing cooker with an extractor hood, and
ample space for your appliances. This inviting
area is perfect for family meals or entertaining
friends. The ground floor features a comfortable
lounge, complete with a large walk-in storage
cupboard, providing you with additional space
to keep your home tidy and organised.

The first floor hosts a well-proportioned double
bedroom, alongside a bathroom that is fitted
with a bath, low-level WC, and hand wash

basin, ensuring convenience for your daily
routines. Ascending to the second floor, you will
discover another generous double bedroom,
offering a peaceful retreat for rest and
relaxation.

Outside, the property features a low-
maintenance enclosed front garden, ideal for
enjoying the fresh air without the burden of
extensive upkeep. On-road parking is also
available, providing ease of access for you and
your guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom back-to-back 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 - RE-MORTGAGES ETC. WW Estates introduce to Mortgage
Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold