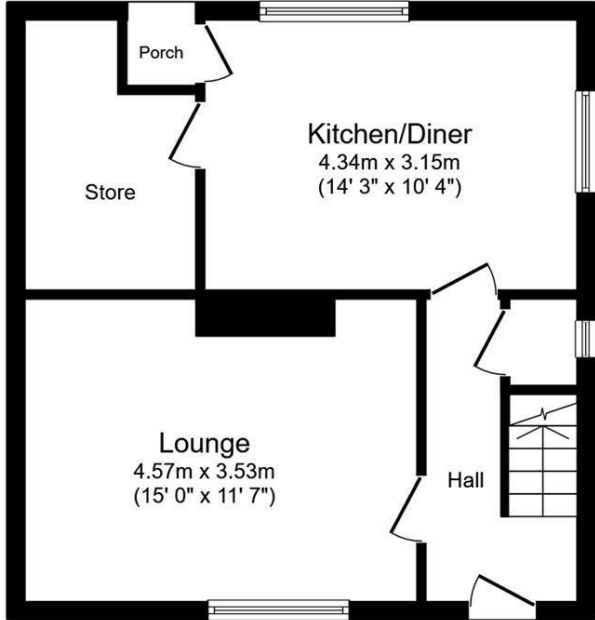




Floor area 43.7 sq.m. (470 sq.ft.)

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		64	78
England & Wales		EU Directive 2002/91/EC	



Directions

See mapping.

£130,000

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 Bedroom Semi-Detached House *** Sought After Location Close To Local Schools, Shops And Amenities *** Generous Gardens Offering Potential To Extend STPP. Located in the desirable area of Egremont Crescent, Bradford, this three-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and families alike. Offered for sale with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming entrance hall that features convenient under stairs storage. The spacious lounge provides a comfortable space for relaxation and entertaining. The heart of the home is undoubtedly the kitchen/diner, which boasts fitted wall and base units, a sink with drainer and mixer tap, as well as space for your appliances, making it perfect for family meals and gatherings.

The first floor comprises a well-appointed landing that leads to three generously sized

bedrooms, each offering a peaceful retreat. The family bathroom is thoughtfully designed, featuring a bath, low-level WC, and hand wash basin, catering to all your daily needs.

Outside, the property benefits from a delightful rear garden, complete with brick-built storage, ideal for keeping your outdoor essentials. On-road parking is readily available, ensuring convenience for you and your guests.

This semi-detached house is situated in a sought-after location, providing easy access to local amenities, schools, and transport links. With its blend of comfort and practicality, this property is a fantastic choice for those looking to settle in a vibrant community. Don't miss the chance to view this lovely home and envision your future here.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom semi-detached 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