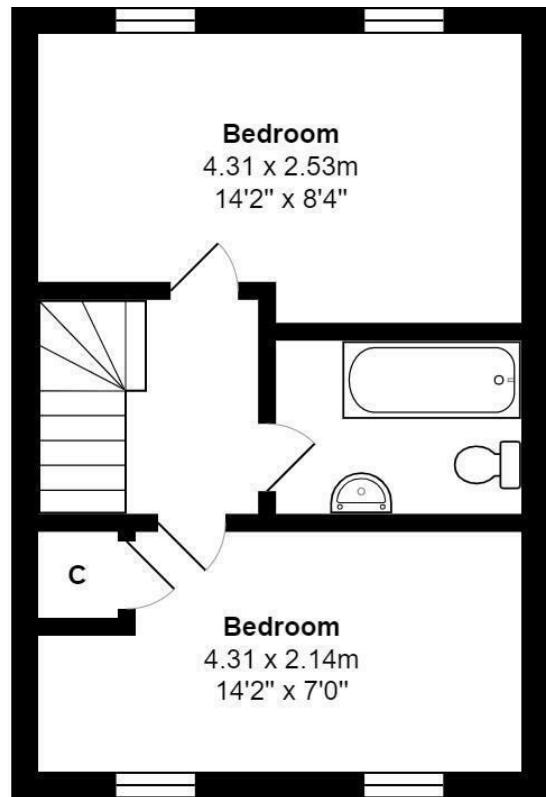


Ground Floor

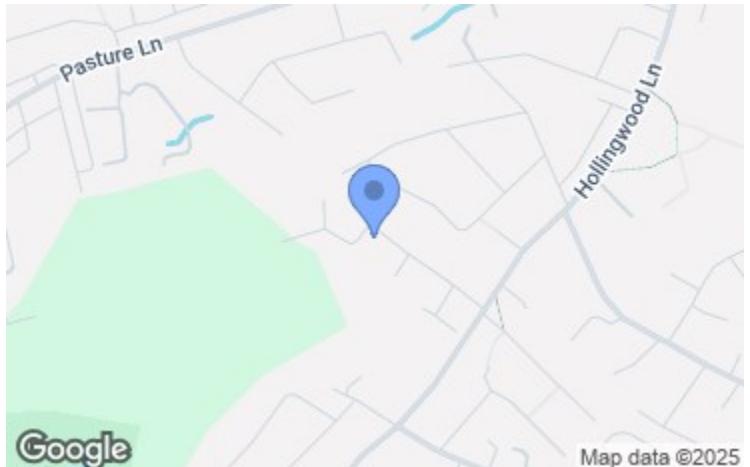


First Floor

Total Area: 56.6 m² ... 610 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B		
(69-80) C	75	
(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	

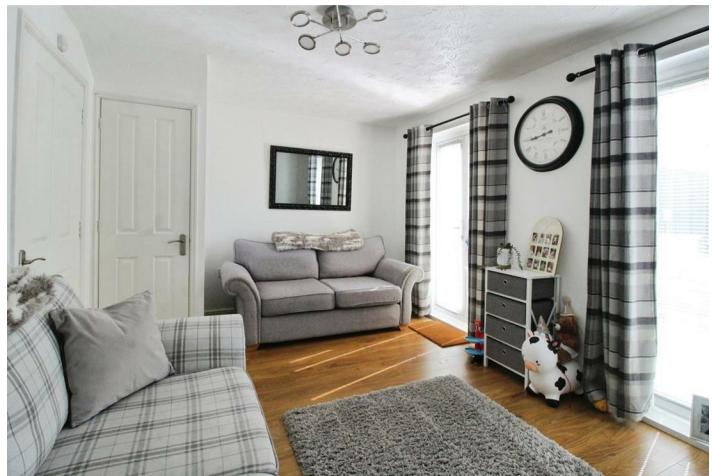


Directions

See mapping.

Viewing arrangements

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



Tanner Hill Road, Bradford, BD7 4BR
Offers In The Region Of £150,000

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 *** Ideal First Time Buy Or Buy To Let Investment *** Ground Floor WC *** Low Maintenance Garden. Located on Tanner Hill Road in Bradford, this charming two-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors alike. Offered with no onward chain, this property is ready for you to make it your own.

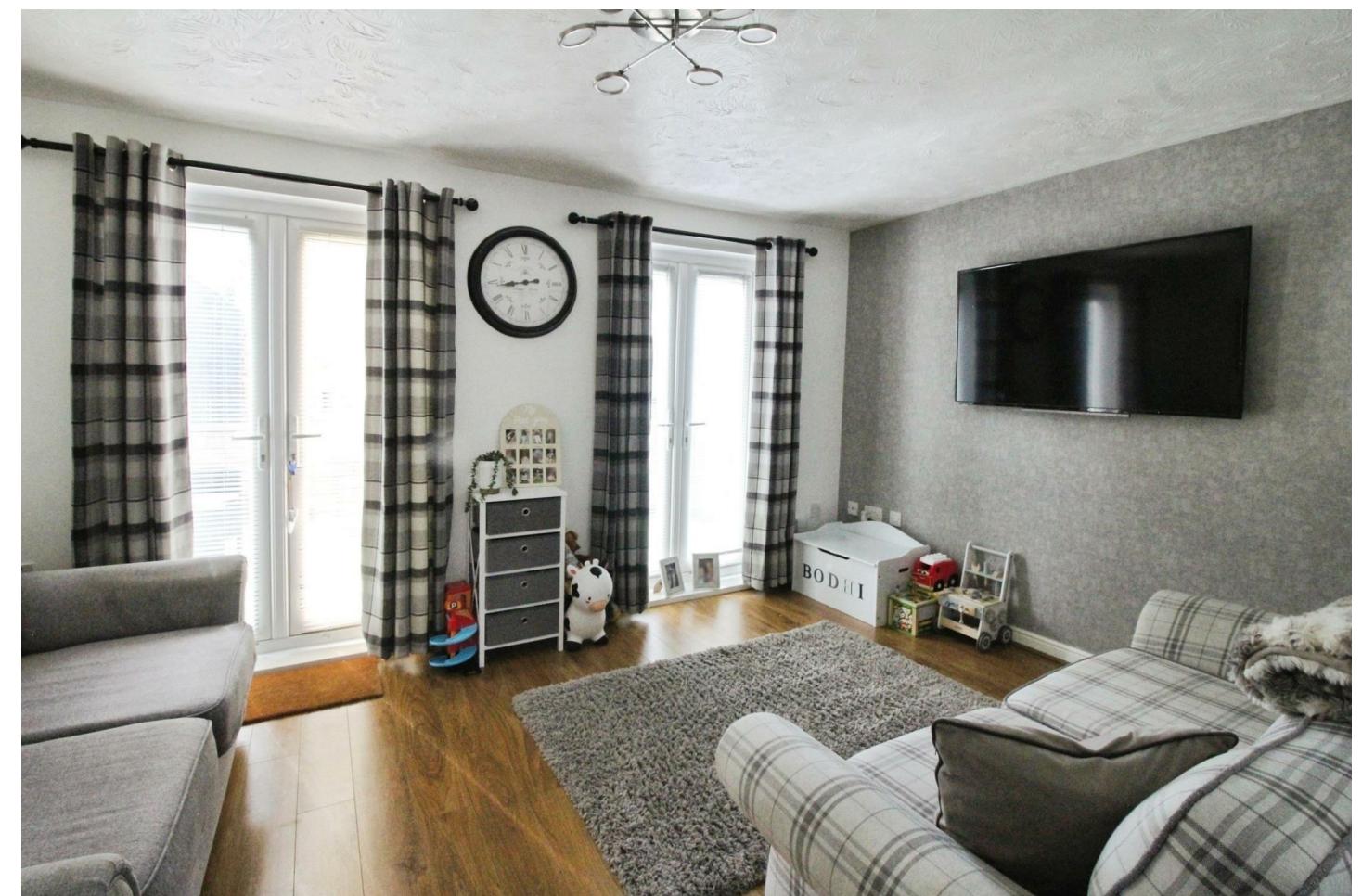
Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The heart of the home is the kitchen/diner, which boasts fitted wall and base units, an oven, a gas hob with an extractor hood, and space for your appliances. This area is perfect for family meals or entertaining guests. Adjacent to the kitchen, the lounge features two sets of French doors that open directly onto the rear garden, allowing for an abundance of natural light and a seamless indoor-outdoor living experience.

As you ascend to the first floor, you will find two double bedrooms, providing comfortable

living spaces for family or guests. The bathroom is well-appointed with a bath that includes a shower over, a low-level WC, and a hand wash basin, ensuring all your needs are met.

Externally, the property benefits from a driveway at the front, offering convenient off-street parking. The low-maintenance enclosed rear garden is ideal for those who prefer a space that requires minimal upkeep, perfect for enjoying the outdoors without the hassle.

This delightful terraced house is situated in a sought-after location, making it an attractive option for those looking to settle in a vibrant community. With its appealing features and practical layout, this property is not to be missed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two bedroom terrace house in sought after location being sold with no onward chain.

Rating authority
Borough Council Tax Band B

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