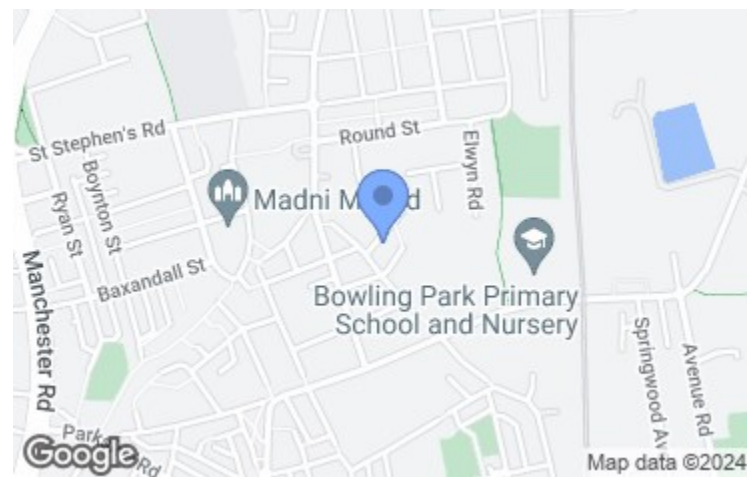


Total area: approx. 56.2 sq. metres (605.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		75



**Viewing arrangements**

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

**Directions**

See Mapping.



**Clough Street, Bradford, Yorkshire BD5 8BG**  
**Guide Price £80,000**

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.



# Clough Street, Bradford, Yorkshire BD5 8BG

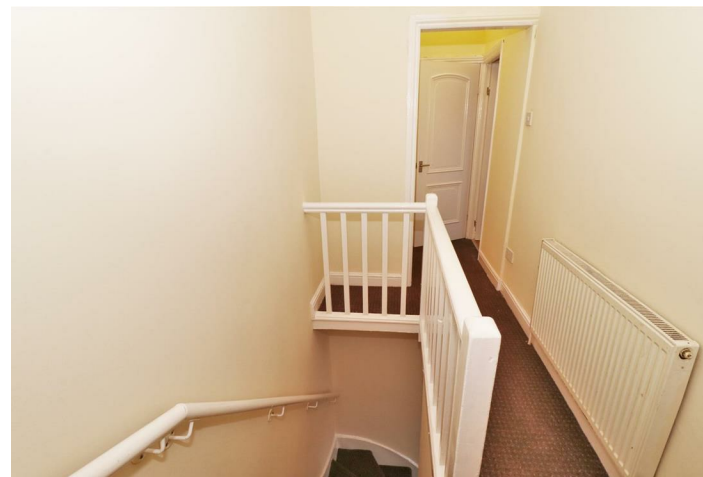
 1  2  1

Ideal First Time Buy Or Investment | No Onward Chain | Tenant Currently Paying £600 With Potential To Increase.

A well presented stone front terrace with two double bedrooms close to amenities & commuting links. Having UPVc double glazing and central heating plus alarm this property also has a sizeable lounge, modern kitchen & bathroom plus cellar.

The accommodation briefly comprise; Spacious lounge with gas fire, kitchen with modern wall and base units, free standing cooker and space for appliances, cellar ideal for storage. On the first floor the landing gives access to two double bedrooms and the modern family bathroom with a three piece white suite and electric shower over the bath.

Outside; There is a low maintenance front yard and on road parking is available.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Ideal first time buy or investment 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