



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(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	



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwstateagents.com

**Directions**

See Mapping

**Manor Street, Bradford, West Yorkshire BD2 3BU**  
**Offers In The Region Of £100,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



# Manor Street, Bradford, West Yorkshire BD2 3BU

 1  2  1

Stone Terrace \*\* Two Bedrooms \*\* Spacious Lounge \*\* Basement storage \*\* Front Garden \*\* Currently Tenanted \*\* Ideal Investment \*\* Located on Manor Street in Bradford, this charming back-to-back house is a hidden gem waiting to be discovered. As you enter through the PVCu door, you are greeted by a spacious reception room boasting lovely high ceilings, laminate flooring, and a gas coal effect 'living flame' fire - perfect for cosy evenings.

The kitchen features 'Maple' base and wall units, stainless steel sink, mosaic tiled splash backs, and modern appliances including an electric oven and gas hob. The property offers two bedrooms, each with PVCu double glazed windows, central heating radiators, and ample storage space.

The bathroom is elegantly designed with wood effect flooring, a three-piece white suite, and a bath with a shower over - ideal for unwinding after a long day. What sets this property apart is its rare find of a good-sized lawned garden. Additionally, there is convenient parking at the

end of the street by the side garden, making coming home a breeze.

Don't miss the opportunity to make this house your home, where modern comforts meet traditional charm in a desirable location. Contact us today to arrange a viewing and step into your future with this delightful property on Manor Street.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Ideal First Home Or investment opportunity.

**Rating authority**  
Borough Council Tax Band A

**Services**  
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**Tenure**  
Freehold