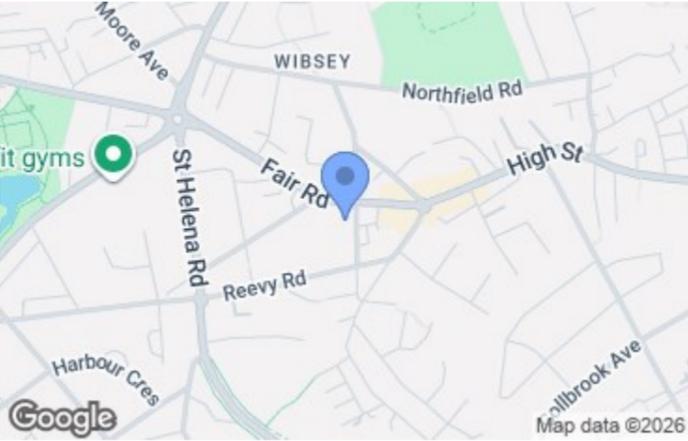




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		70	80



**Viewing arrangements**

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

**Directions**

See mapping.

**North Road, Bradford, BD6 1TR**  
**Offers In Excess Of £145,000**

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.



North Road, Bradford, BD6 1TR



Four Bedroom Back-To-Back Terrace House  
 \*\*\* Walking Distance To All Amenities \*\*\*  
 Spacious Lounge With Wood Burner \*\*\* Low Maintenance Garden. Located on North Road in Bradford, this charming four-bedroom back-to-back terrace house offers a delightful blend of space and comfort in a highly sought-after location. Just a short stroll from local schools, shops, and various amenities, this property is perfect for families and professionals alike.

Upon entering, you are welcomed into a spacious lounge, featuring a cosy wood burner that creates a warm and inviting atmosphere. The kitchen is well-appointed with modern fitted units, a free-standing cooker, and a traditional butler sink, providing space for your appliances. Additionally, the cellar, equipped with power and light, offers extra storage or potential for further development.

The first floor comprises two generously sized bedrooms, alongside a family bathroom that boasts a charming roll-top bath, a low-level WC, and a hand wash basin, ensuring both style

and functionality. Ascending to the second floor, you will find two further bedrooms, perfect for children, guests, or even a home office.

Outside, the property features a low-maintenance enclosed front garden, ideal for enjoying the fresh air without the burden of extensive upkeep. Permit parking is also available, adding to the convenience of this lovely home.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

<p><b>Fixtures &amp; fittings</b>                  Four bedroom back-to-back terrace house in sought after Wibsey Village location.</p> <p><b>Rating authority</b>                  Borough Council Tax Band A</p>	<p><b>Services</b>                  INDEPENDENT MORTGAGE &amp; FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One Mortgage &amp; Protection Ltd, who are authorised and regulated by the Financial conduct Authority.</p> <p><b>Tenure</b>                  Freehold</p>
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