

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	69	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.



James Street, Bradford, BD15 7RB
Offers In The Region Of £110,000

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.



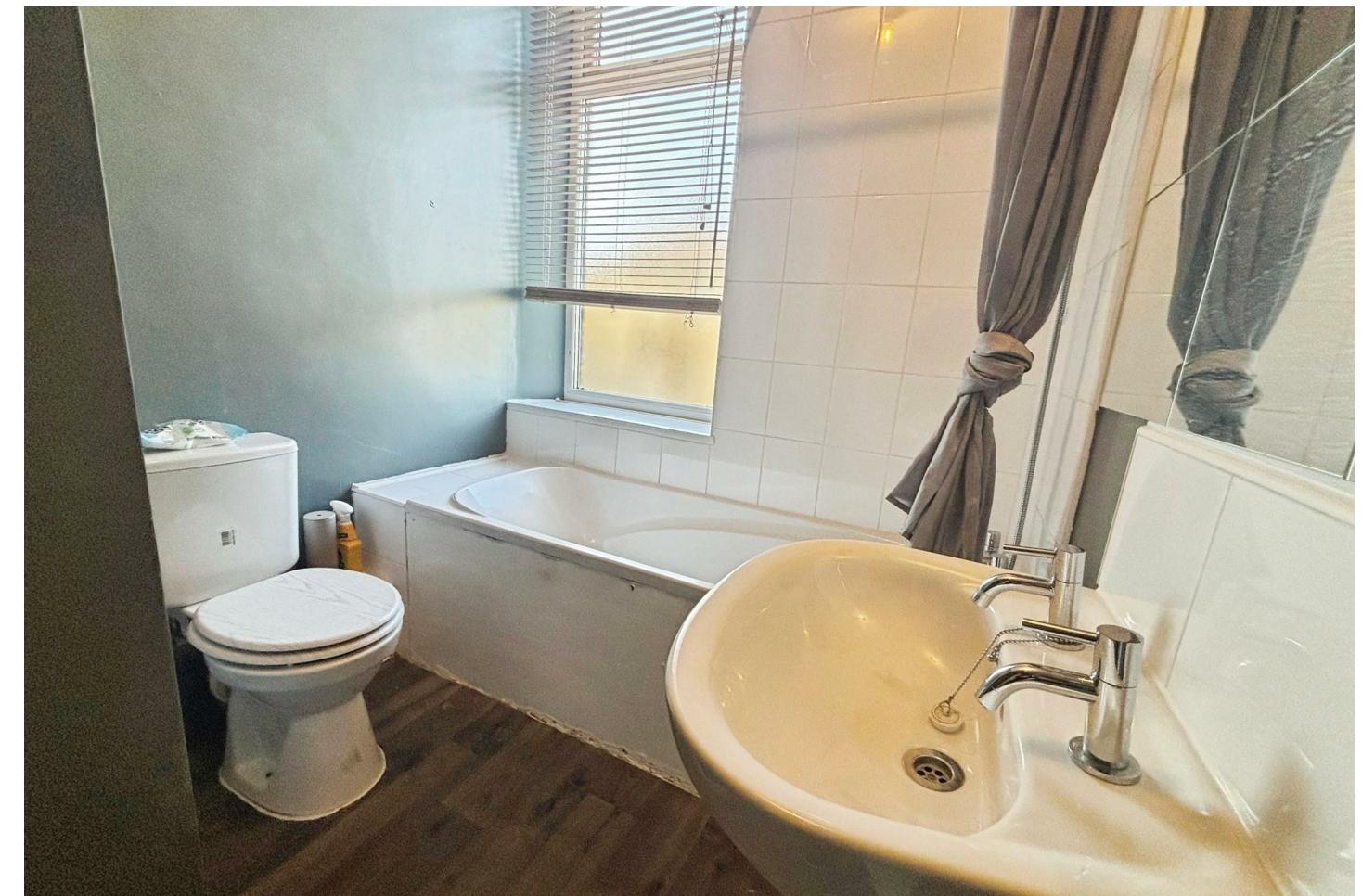
No Onward Chain *** Spacious Kitchen/Diner *** Two Double Bedrooms *** Low Maintenance Garden *** Walking Distance To Local Shops And Amenities. Located in the desirable area of Allerton, Bradford, this two-bedroom back-to-back house on James Street presents an excellent opportunity for both first-time buyers and investors alike. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find a spacious lower ground floor kitchen/diner, which boasts modern fitted wall and base units, a free-standing cooker with an extractor hood, and ample space for your appliances. This inviting area is perfect for family meals or entertaining friends. The ground floor features a comfortable lounge, complete with a large walk-in storage cupboard, providing you with additional space to keep your home tidy and organised.

The first floor hosts a well-proportioned double bedroom, alongside a bathroom that is fitted with a bath, low-level WC, and hand wash

basin, ensuring convenience for your daily routines. Ascending to the second floor, you will discover another generous double bedroom, offering a peaceful retreat for rest and relaxation.

Outside, the property features a low-maintenance enclosed front garden, ideal for enjoying the fresh air without the burden of extensive upkeep. On-road parking is also available, providing ease of access for you and your guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two bedroom back-to-back terrace house being sold with no onward chain.

Rating authority
Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold