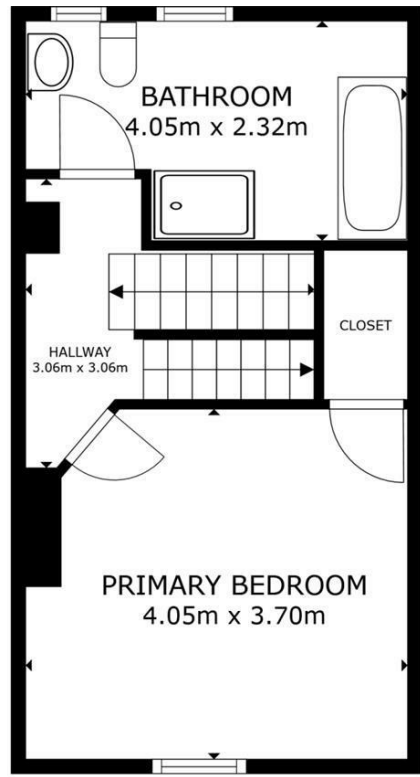
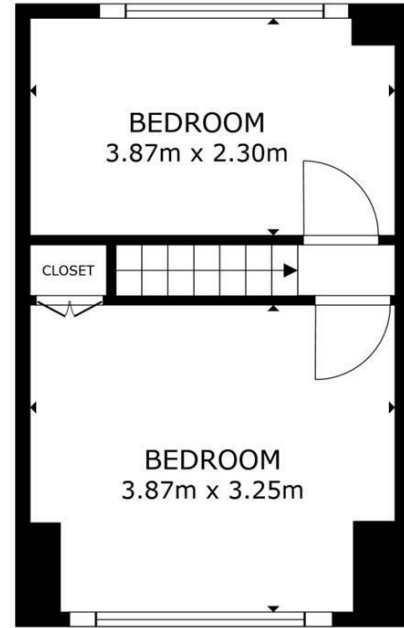


FLOOR 1



FLOOR 2



FLOOR 3

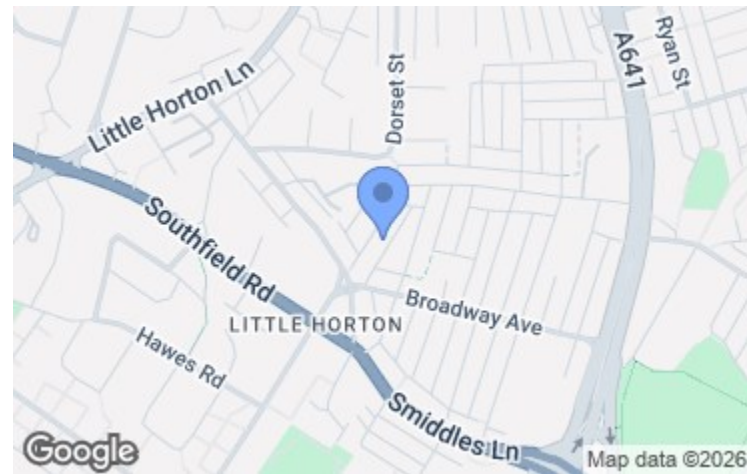
GROSS INTERNAL AREA
 FLOOR 1 31.9 m² FLOOR 2 31.6 m² FLOOR 3 24.3 m²
 TOTAL : 87.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 83 |
| (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 | |

Viewing arrangements

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



Directions

See mapping.



Marsh Street, BD5 9PA
Offers In Excess Of £130,000

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 *** Three Bedrooms ***
 Ideal First Time Buy Or Investment *** Sought after location. Located in the desirable area of Marsh Street, Bradford, this charming three-bedroom terraced house presents an excellent opportunity for both first-time buyers and families alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The three bedrooms offer ample space for comfortable living, making it an ideal home for those seeking room to grow.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area.

One of the standout features of this home is that it is being sold with no onward chain, allowing for a smooth and straightforward purchasing process. This is particularly appealing for those looking to move in quickly and start enjoying their new surroundings

without delay.

Situated in a sought-after location, this terraced house is close to local amenities, schools, and transport links, making it an excellent choice for those who value convenience and community. With its blend of comfort, practicality, and potential, this property is not to be missed. We invite you to view this delightful home and envision the possibilities it holds for you and your family.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings
 Three bedroom terraced house in sought after location being sold with no onward chain.

Rating authority
 Borough Council Tax Band A

Services
 INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
 Freehold