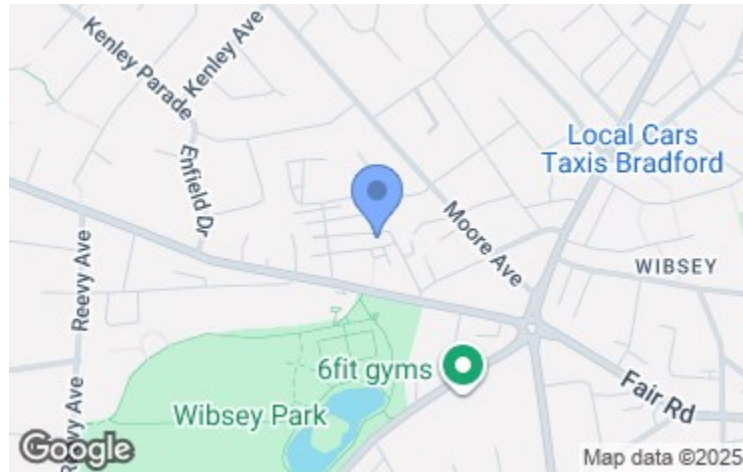




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.

Hill Street, Bradford, BD6 3BW
Offers In Excess Of £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.



Hill Street, Bradford, BD6 3BW



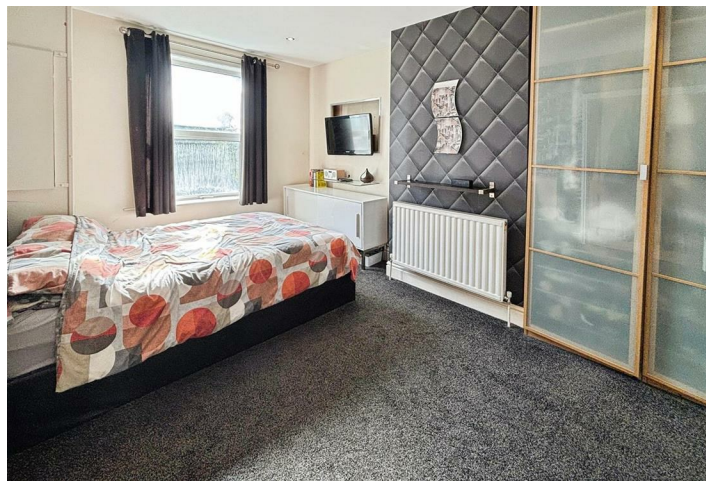
No Onward Chain *** Ideal First Time Buy Or Buy To Let *** One Double Bedroom *** Low Maintenance Garden. Located in the desirable area of Hill Street, Bradford, this charming one-bedroom back-to-back terraced house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Offered with no onward chain, this well-presented property is ready for you to move in and make it your own.

Upon entering, you are greeted by an inviting open plan kitchen and living room. The kitchen boasts modern fitted wall and base units, complete with an oven, gas hob, and extractor hood, providing a functional space for culinary endeavours. The wood burner adds a touch of warmth and character, making this area perfect for relaxation and entertaining. Additionally, a cellar with power and light connected offers valuable storage or potential for further development.

Ascend to the upper floor, where you will find a generous double bedroom, providing a peaceful sanctuary for rest. The modern shower room

features a stylish shower cubicle, low-level WC, and hand wash basin, ensuring convenience and comfort.

Outside, the property benefits from a low-maintenance enclosed garden to the front, ideal for enjoying the fresh air or pottering about in the garden. On-road parking is readily available, adding to the practicality of this delightful home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
One double bedroom back-to-back 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