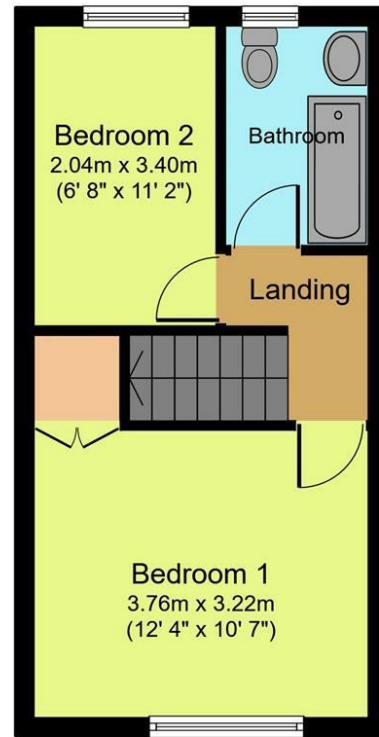


Ground Floor



First Floor

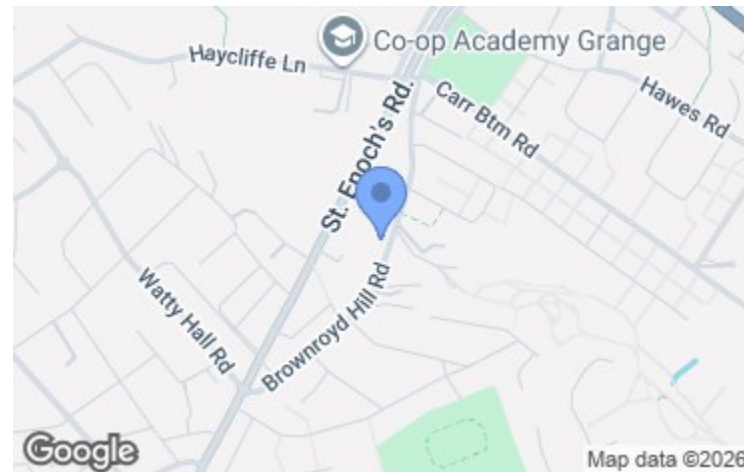
Created using Vision Publisher™



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>78</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>62</b>                                   |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

**Viewing arrangements**

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



**Directions**

See mapping.



**Brownroyd Hill Road, Bradford, BD6 1RY**  
**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.



Brownroyd Hill Road, Bradford, BD6 1RY



Two Bedrooms \*\*\* Garage And Driveway \*\*\* Low Maintenance Gardens \*\*\* Spacious Kitchen/Diner. Located on Brownroyd Hill Road in the vibrant area of Bradford, this charming two-bedroom terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property is ideally situated in a sought-after location, conveniently close to local schools, shops, and various amenities, making it perfect for families and professionals alike.

Upon entering, you are welcomed by a quaint entrance porch that leads into a cosy lounge, complete with a gas fire, creating a warm and inviting atmosphere. The spacious kitchen/diner is a highlight of the home, featuring fitted wall and base units, a double oven, a gas hob with an extractor hood, and space for appliances, making it a delightful space for cooking and entertaining.

The first floor comprises two well-proportioned bedrooms, one of which boasts fitted wardrobes, providing plenty of storage. The family

bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a hand wash basin, ensuring convenience for all residents.

Outside, the property offers a garage and a driveway, providing off road parking. The low-maintenance front and rear gardens are perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

|   |   |
|---|---|
| <p><b>Fixtures &amp; fittings</b><br/>Two bedroom terrace house in sought after location close to local schools, shops and amenities.</p> <p><b>Rating authority</b><br/>Borough Council Tax Band B</p> | <p><b>Services</b><br/>INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b><br/>Freehold</p> |
|---|---|