

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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



First Street, Bradford, BD12 0JQ
Offers In Excess Of £140,000

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.

First Street, Bradford, BD12 0JQ

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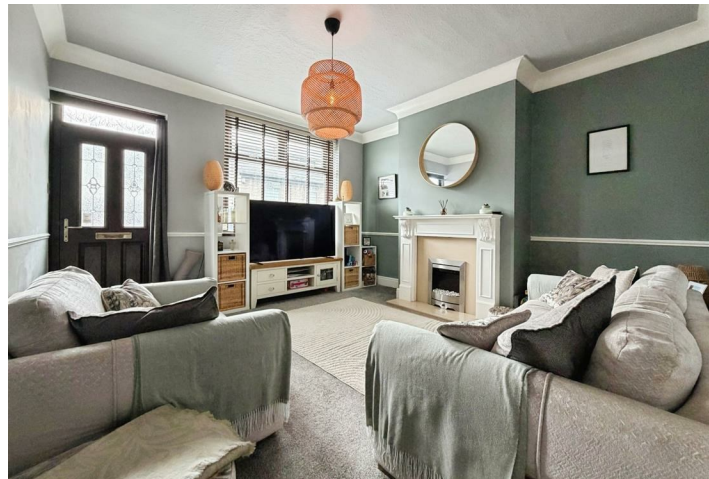
****No Onward Chain** ** Three Bedroom **
Mid Terrace Property ** Double Glazing **
Popular Location ** Garden To The Rear **
Ideal Family Home ** Well Presented ****
Located on First Street in the charming area of Low Moor, Bradford, this well-presented three-bedroom mid-terrace house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a spacious living room, adorned with double-glazed windows that allow natural light to flood the space. The room features a cosy electric fireplace and is finished with a light grey carpet, providing ample room for multiple sofas, making it an ideal setting for relaxation and entertaining.

At the rear of the property, you will find a contemporary kitchen equipped with freestanding appliances and a range of wall and base units. The white tiled splashback complements the tiled flooring, while double-glazed windows and a rear door provide easy access to the garden, enhancing the kitchen's functionality.

The first floor boasts a generously sized master bedroom, which comfortably accommodates a double bed and wardrobes, featuring stylish panelled walls and tasteful wallpaper. The second bedroom is also well-sized, perfect for a single bed and additional storage, with a double-glazed window overlooking the rear. Ascending to the second floor, the third bedroom offers a spacious retreat, again with room for a double bed and finished with carpet for added comfort.

The family bathroom is equipped with a modern three-piece suite, including a shower over the bath, tiled walls, and laminate flooring, ensuring both style and practicality.

Outside, the property features a small front yard, while the rear garden is of a good size and designed for low maintenance, providing a perfect outdoor space for relaxation or entertaining. This lovely home is ideal for families or professionals seeking a comfortable and convenient living space in a desirable location.



Fixtures & fittings Three bedroom Mid Terrace house in sought after location being sold with no onward chain.	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.
Rating authority Borough Council Tax Band B	Tenure Freehold