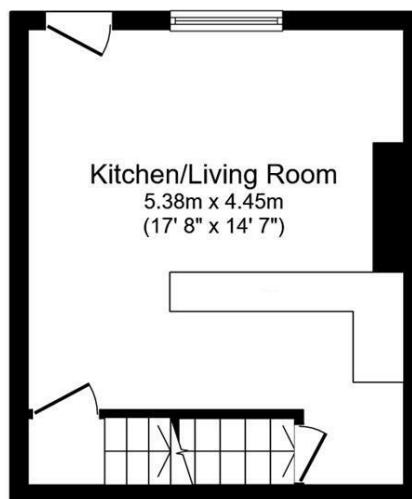
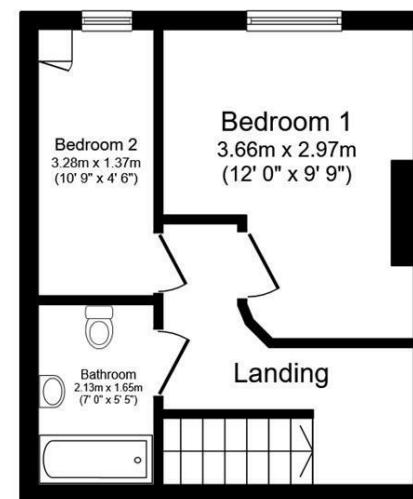


**Cellar**  
Floor area 10.2 sq.m. (110 sq.ft.)



**Ground Floor**  
Floor area 23.9 sq.m. (258 sq.ft.)

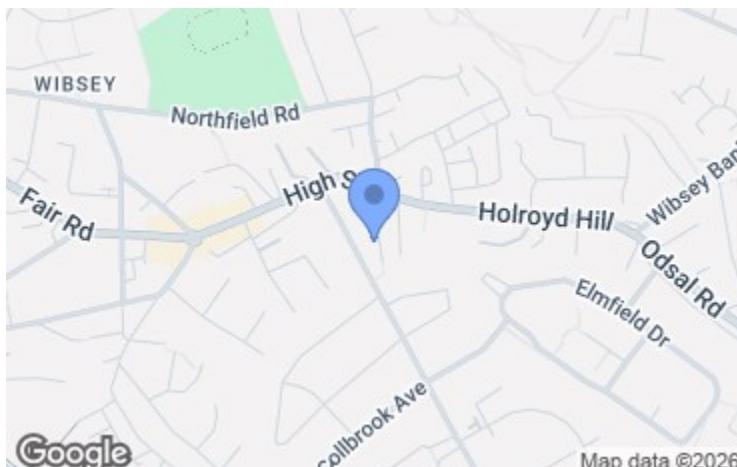


**First Floor**  
Floor area 23.9 sq.m. (258 sq.ft.)

**Total floor area: 58.1 sq.m. (625 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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](mailto:wibsey@wwestateagents.com)

#### Directions

See mapping.



**Croft Street, Bradford, BD6 1LU**  
**Offers In The Region Of £135,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | [wibsey@wwestateagents.com](mailto:wibsey@wwestateagents.com) | [www.wwestateagents.com](http://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 \*\*\* Fully Renovated Two Bedroom Terrace House \*\*\* Open Plan Kitchen/Living Room. Located in the charming area of Wibsey, Bradford, this beautifully presented two-bedroom terrace house offers a perfect blend of modern living and traditional character. Recently fully renovated, the property is ready for you to move in without any delay, as it is being sold with no onward chain.

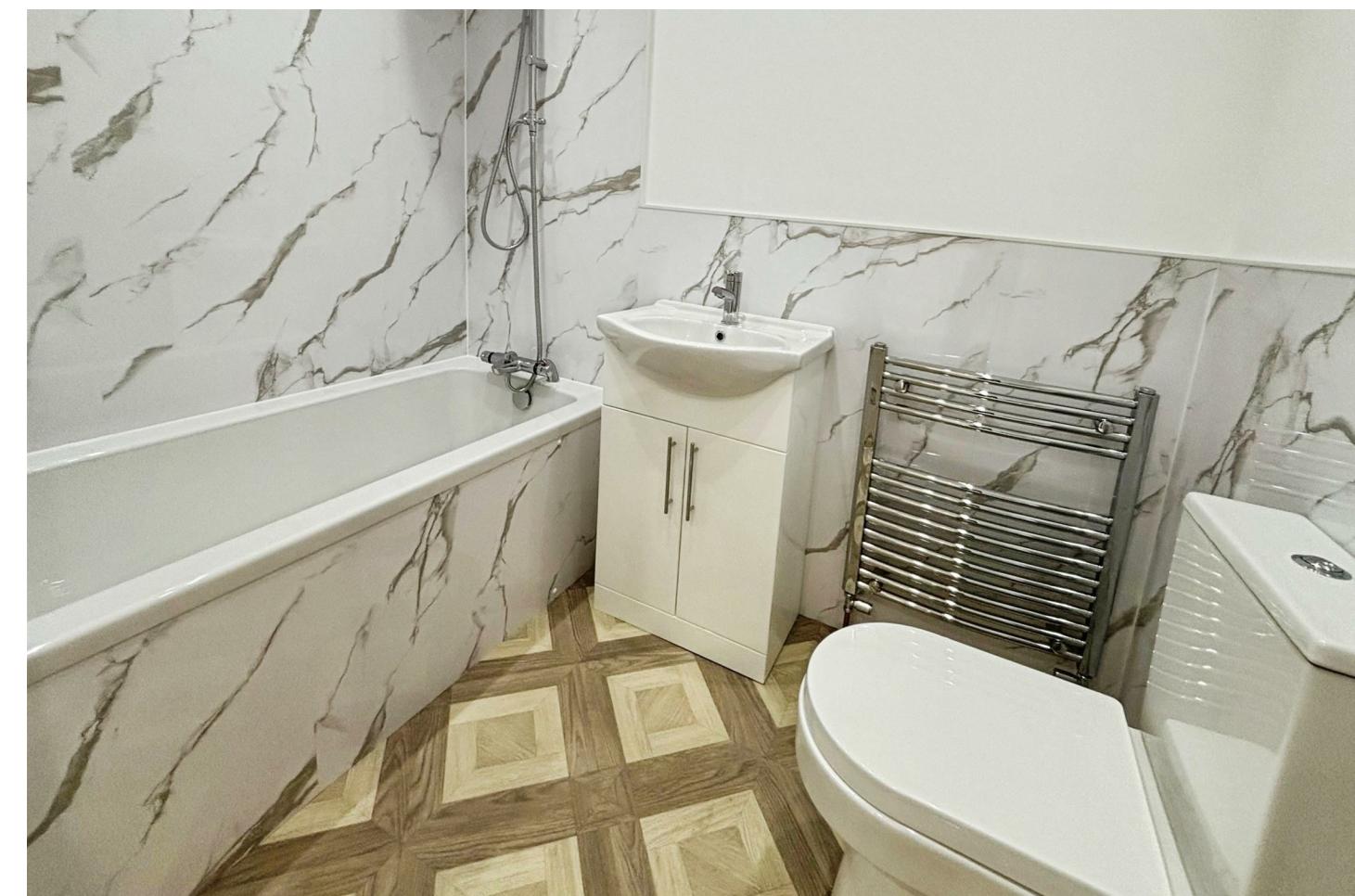
Upon entering, you are greeted by an inviting open plan kitchen and living room. The kitchen boasts modern fitted wall and base units, complete with an oven, hob, and space for your appliances, making it an ideal space for both cooking and entertaining. The living area is bright and airy, providing a warm atmosphere for relaxation.

The property features two well-proportioned bedrooms located on the upper floor, perfect for a small family or professionals seeking extra space. The modern family bathroom is thoughtfully designed, featuring a bath with a

shower over, a low-level WC, and a stylish vanity hand wash unit, ensuring convenience and comfort.

Outside, you will find a low-maintenance garden to the front, providing a pleasant outdoor space to enjoy. On-road parking is readily available, adding to the practicality of this delightful home.

This property is situated in a sought-after location, making it an excellent choice for those looking to settle in a vibrant community. With its modern amenities and charming features, this terrace house is a wonderful opportunity for first-time buyers or those looking to downsize. Don't miss your chance to make this lovely home your own.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Beautifully presented fully renovated two bedroom terrace house 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