



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.



**Holly Street, Bradford, BD6 3NF**  
**£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.



Holly Street, Bradford, BD6 3NF

 1  2  1

Two Double Bedrooms And Study/Office \*\*\* Spacious Lounge With Gas Fire \*\*\* Cellar With Power And Light Connected. Located in the desirable area of Holly Street, Bradford, this charming two-bedroom back-to-back house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a well-presented lounge featuring a cosy electric fire, perfect for those chilly evenings. The kitchen is thoughtfully designed with modern fitted wall and base units, complete with an oven, gas hob, and extractor hood, as well as space for your appliances.

The property boasts a useful cellar, equipped with power and light, providing additional storage or potential for further development. On the first floor, you will find a spacious double bedroom with fitted wardrobes, an office or study area, and a stylish bathroom. The bathroom is fitted with a corner bath, a shower cubicle, a low-level WC, and a hand wash basin, ensuring convenience and comfort.

The second floor features another generous

double bedroom, enhanced by a Velux window that allows natural light to flood the space, along with eaves storage for your belongings. Outside, on-road parking is available, adding to the practicality of this lovely home.

This property is ideal for first-time buyers or those looking to downsize, situated in a sought-after location that offers both tranquillity and accessibility to local amenities. With its appealing features and well-thought-out layout, this home is not to be missed.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Two bedroom back-to-back house in sought after location close to local shops and amenities.

**Rating authority**  
Borough Council Tax Band A

**Services**  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold