


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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.

Huddersfield Road, Bradford, BD12 8AY
Offers Over £145,000

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.

No Onward Chain *** Three Bedrooms *** Modern Kitchen/Diner And Bathroom *** Low Maintenance Gardens. Located on Huddersfield Road in the charming area of Wyke, Bradford, this well-presented mid-terrace house offers a delightful opportunity for both first-time buyers and families alike. With no onward chain, this property is ready for you to move in and make it your own.

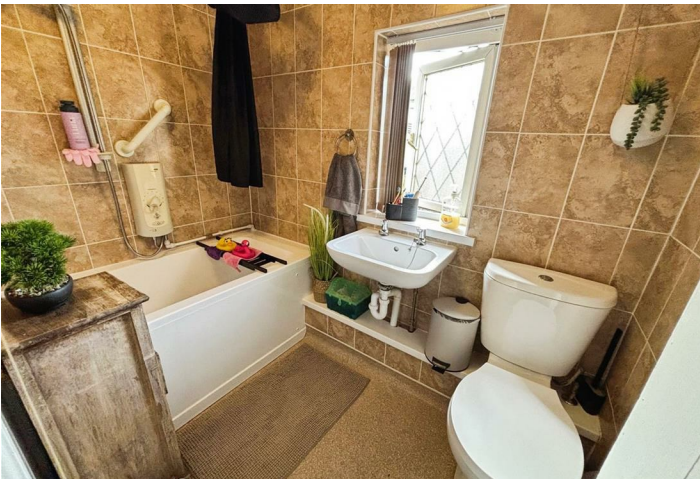
Upon entering, you are welcomed by a bright entrance hall that leads into a spacious lounge, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which boasts modern fitted wall and base units, a free-standing cooker, and space for appliances. This area also provides convenient access to the rear garden, making it ideal for outdoor dining or enjoying a quiet moment in the fresh air. Additionally, the property features a cellar, offering extra storage space.

The first floor comprises three well-sized bedrooms, each providing a comfortable retreat

for rest and relaxation. The modern family bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a hand wash basin, ensuring all your needs are met.

Outside, the property benefits from low-maintenance front and rear gardens, allowing you to enjoy outdoor space without the burden of extensive upkeep. On-road parking is also available, adding to the convenience of this lovely home.

Located within walking distance of Wyke Village, this property is ideally situated for local amenities, schools, and transport links. This charming terrace house is a wonderful opportunity to embrace a comfortable lifestyle in a sought-after area. Don't miss your chance to view this delightful home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Well presented three bedroom terrace house in sought after location being sold with no onward chain.

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