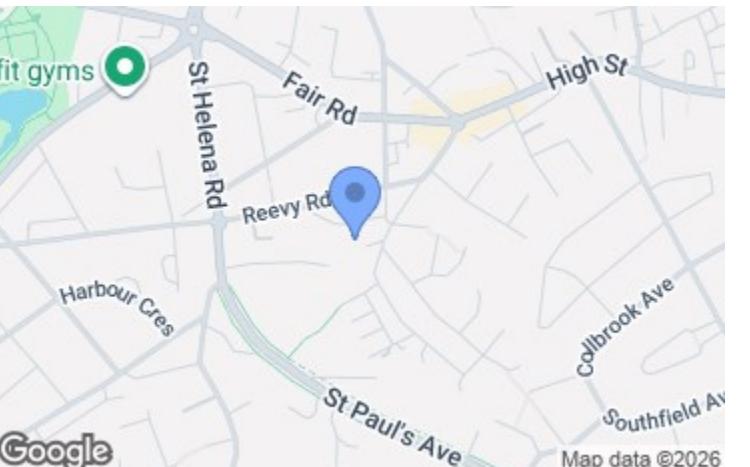


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.



Tordoff Green, Bradford, BD6 1TU
Offers Over £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.



No Onward Chain *** Ideal First Time Buy Or Investment *** Close To Local Shops And Amenities *** Driveway *** Low Maintenance Courtyard Garden *** Well Presented Throughout *** Good Transport Links. The property is situated in a sought after location with close proximity to the array of shops in and around the Wibsey and Shelf villages including supermarkets, health centres, restaurants and many more. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

Nestled in the charming area of Tordoff Green in Bradford, this delightful two-bedroom Grade II Listed stone cottage is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious lounge boasting a feature fireplace, perfect for cosy evenings with loved ones. The kitchen is a chef's dream, equipped with modern wall and base units, a convenient sink drainer with a mixer tap, and space for all your appliances. The ground floor family bathroom is elegantly designed, featuring a

panel bath with a shower over, a low-level WC, and a hand wash basin, providing both style and functionality.

Venture upstairs to find a well-lit landing leading to two inviting bedrooms, offering a peaceful retreat at the end of the day.

Outside, the property boasts a driveway at the front, ensuring parking is never an issue. To the rear, a low-maintenance courtyard awaits, perfect for enjoying a morning coffee or hosting al fresco gatherings with friends and family.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two bedroom stone cottage 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