

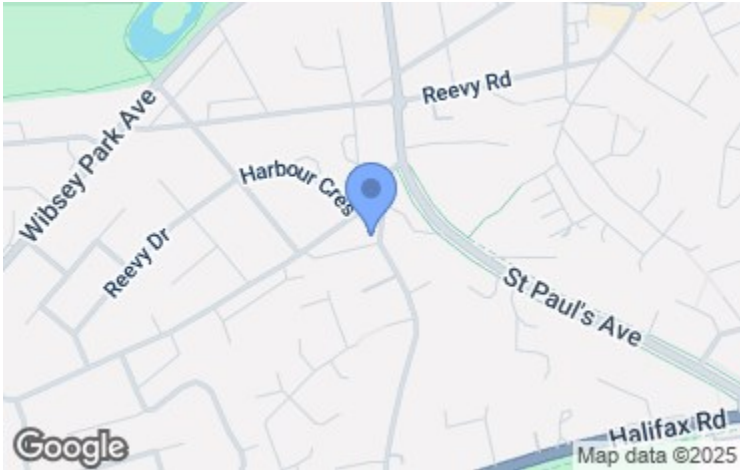


Total floor area: 98.2 sq.m. (1,057 sq.ft.)

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



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

Directions

See mapping.



St. Helena Road, Bradford, West Yorkshire BD6 1SY
Offers In Excess Of £170,000

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.



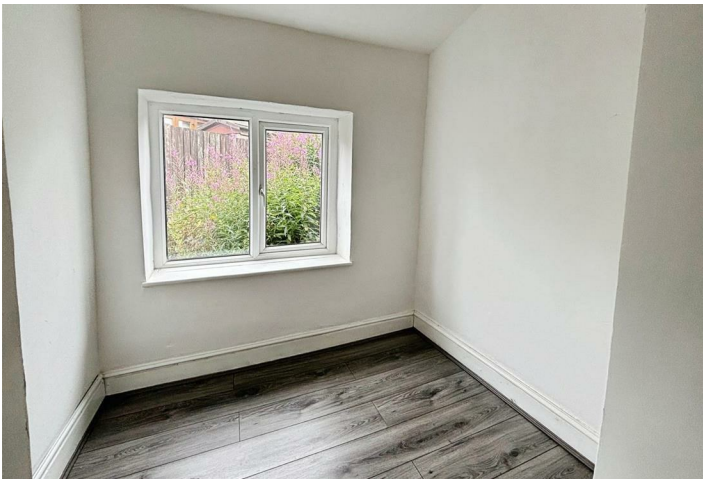
No Onward Chain *** Close To Local Schools, Shops And Amenities *** Three Bedrooms *** Ground Floor WC And Utility Area. Located in the desirable area of St. Helena Road, Bradford, this three-bedroom end terrace house presents an excellent opportunity for both first-time buyers and families alike. Offered for sale with no onward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a bright entrance hall that leads into a spacious lounge, featuring a delightful bay window that fills the room with natural light. The heart of the home is undoubtedly the generous kitchen/diner, equipped with fitted wall and base units, a gas hob, and a stainless steel sink with a drainer and mixer tap. This area also includes a convenient study space and a utility area, along with a ground floor WC, making it ideal for modern living.

Venturing upstairs, you will find three well-proportioned bedrooms, perfect for restful nights. The property also boasts a contemporary

wet room, complete with a shower, low-level WC, and hand wash basin, ensuring comfort and convenience for all residents.

Outside, the garden offers a wonderful space for relaxation and has the potential for extension, subject to planning permission. This outdoor area is perfect for families or those who enjoy gardening.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom end terrace house in sought after location being sold with no onward chain.

Rating authority
Borough Council Tax Band B

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