



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.

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.

Old Farm Crescent, Flockton Road, Bradford, BD4 7RG
£140,000



No Onward Chain *** Two Double Bedrooms
*** Garage And Driveway *** Potential To Extend STPP. Located in the charming area of Old Farm Crescent on Flockton Road, Bradford, this delightful two-bedroom townhouse presents an excellent opportunity for both first-time buyers and those looking to downsize. Offered with no onward chain, this property is ready for you to move in and make it your own.

Outside, the property benefits from a driveway that accommodates many vehicles, along with a garage for additional storage or parking. The enclosed rear garden offers a private outdoor space, perfect for relaxing or enjoying a summer barbecue.

Upon entering, you are welcomed by a convenient entrance porch that leads into a spacious lounge, complete with a cosy gas fire, perfect for those chilly evenings. The kitchen/diner is well-equipped with fitted wall and base units, a free-standing cooker, and space for your appliances, making it an ideal space for both cooking and entertaining.

The first floor boasts two generously sized double bedrooms, one of which features fitted wardrobes, providing plenty of storage. The wet room is a modern addition, featuring a walk-in shower, low-level WC, and hand wash basin, ensuring comfort and convenience.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom town house Ideal for first time buyers and investors 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