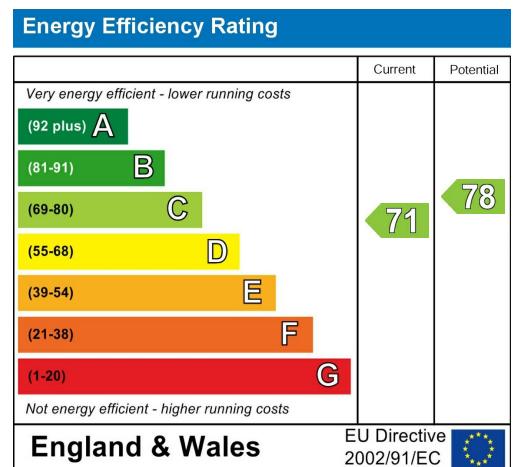


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#### Viewing arrangements

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

#### Directions

See mapping.



**Abb Scott Lane, Bradford, BD6 2NF**  
**Offers In Excess Of £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 \*\*\* Two Double Bedrooms \*\*\* Potential To Extend STPP \*\*\* Ideal First Time Buy Or Buy To Let Investment. Located in the desirable area of Abb Scott Lane, Bradford, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors 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 spacious entrance hall that leads into a comfortable lounge, perfect for relaxation or entertaining guests. The heart of the home is the well-appointed kitchen/diner, featuring fitted wall and base units, a free-standing cooker, and ample space for your appliances. This area is ideal for family meals or casual dining.

The first floor boasts two generously sized double bedrooms, providing plenty of space for rest and personalisation. The family bathroom is conveniently located and includes a bath, low-level WC, and hand wash basin, catering to all your daily needs.



Outside, the property benefits from both front and rear gardens, offering a pleasant outdoor space for gardening or enjoying the fresh air. On-road parking is also available, ensuring convenience for you and your guests.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Two 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 - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold