



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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

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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.



PrimeLocation.com

Zoopla.co.uk

rightmove

Hill Street, Bradford, Yorkshire BD6 3BW

£95,000



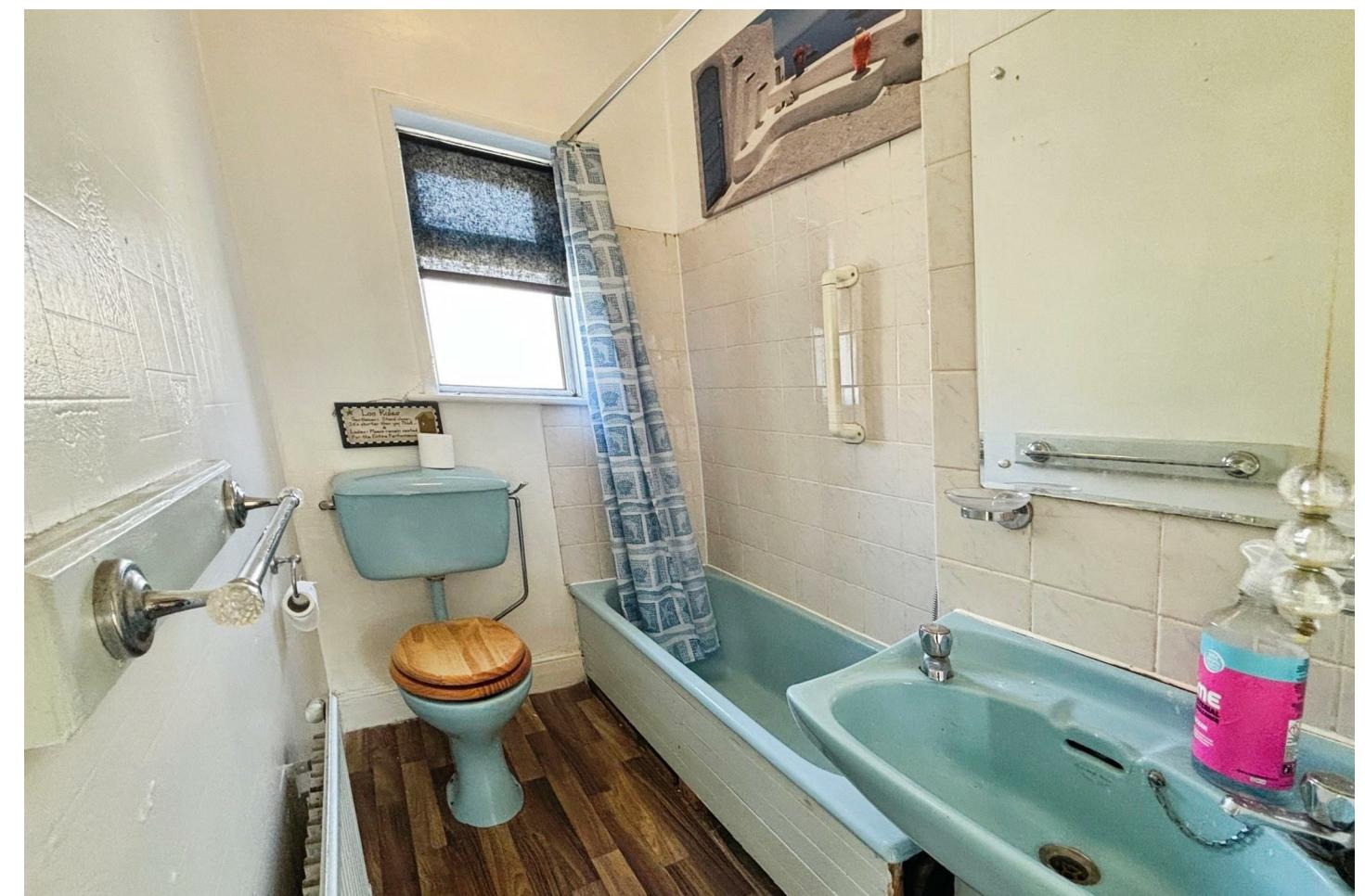
No Onward Chain *** Two Bedrooms *** Ideal First Time Buy Or Buy To Let Investment *** Walking Distance To Local Shops And Amenities. Located on Hill Street in Bradford, this two-bedroom end-terrace house presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, perfect for relaxing or entertaining guests. The kitchen is well-equipped with fitted wall and base units, an oven, a hob with an extractor hood above, and space for your appliances, making it a practical space for culinary endeavours. Additionally, the property boasts a cellar, providing extra storage or potential for further development.

As you ascend to the upper floor, you will find two comfortable bedrooms, ideal for a small family or as guest rooms. The bathroom is conveniently located and features a bath, a

low-level WC, and a hand wash basin, ensuring all your essential needs are met.

Outside, the property benefits from a low-maintenance garden to the side, offering a pleasant outdoor space without the burden of extensive upkeep. On-road parking is also available, adding to the convenience of this lovely home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two bedroom end terrace house in sought after location 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