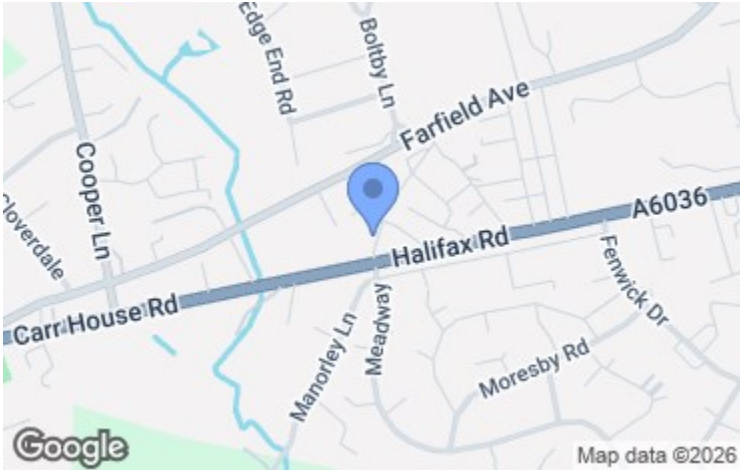




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Beck Hill, Bradford, BD6 2JA
Offers In Excess Of £120,000

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 *** Low Maintenance Gardens *** Generous Double Bedroom Which Was Previously Two Bedrooms *** Modern Four Piece Bathroom. Located in the charming area of Beck Hill, Bradford, this deceptively spacious one-bedroom cottage presents an excellent opportunity for those seeking a comfortable and inviting home. Offered with no onward chain, this property is perfect for first-time buyers or those looking to downsize.

Upon entering, you are welcomed by a quaint entrance porch that leads into a generous lounge, providing a warm and inviting space for relaxation and entertainment. The well-appointed kitchen boasts fitted wall and base units, complete with an integrated fridge, freezer, and dishwasher, as well as an oven and gas hob with an extractor hood above. A walk-in pantry cupboard adds to the practicality of this delightful space.

The cottage features a spacious double bedroom, equipped with fitted wardrobes, ensuring ample storage for your belongings.

The modern bathroom is thoughtfully designed, featuring a bath, low-level WC, hand wash basin, and a separate shower cubicle, catering to all your needs.

Outside, the property benefits from low-maintenance gardens to the front and side, providing a pleasant outdoor space without the burden of extensive upkeep. On-road parking is readily available, adding to the convenience of this lovely home.

This cottage is ideally situated in a desirable location, making it a perfect retreat while still being close to local amenities. With its charming features and practical layout, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful cottage your new home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Deceptively spacious one bedroom cottage in desirable 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