



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	55	
(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.

Broadstone Way, Bradford, BD4 9RY

£70,000

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.



PrimeLocation.com

Zoopla.co.uk

rightmove



No Onward Chain *** Ideal First Time Buy Or Investment *** Close To Local Schools, Shops And Amenities *** Great Transport Links. Located in the area of Broadstone Way, Bradford, this two-bedroom back-to-back 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.

The property has a spacious lounge that provides a comfortable space for relaxation and entertaining. The kitchen is well-equipped with fitted wall and base units, a free-standing cooker, and a sink with a drainer and mixer tap, along with space for your appliances. This functional layout makes it easy to prepare meals and enjoy family gatherings.

The first floor features two bedrooms, perfect for restful nights. The family bathroom is conveniently located and includes a bath, a low-level WC, and a hand wash basin, catering to all your daily needs.

Additionally, the property benefits from a cellar, providing extra storage space, which is always a valuable asset in any home. Outside, on-road parking is available, ensuring that you have a convenient place for your vehicle.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom Back-to-back terrace house being sold with no onward chain.

Rating authority
Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold