



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See mapping.



**Cobden Street, Bradford, BD14 6QL**  
**Offers Over £90,000**

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.



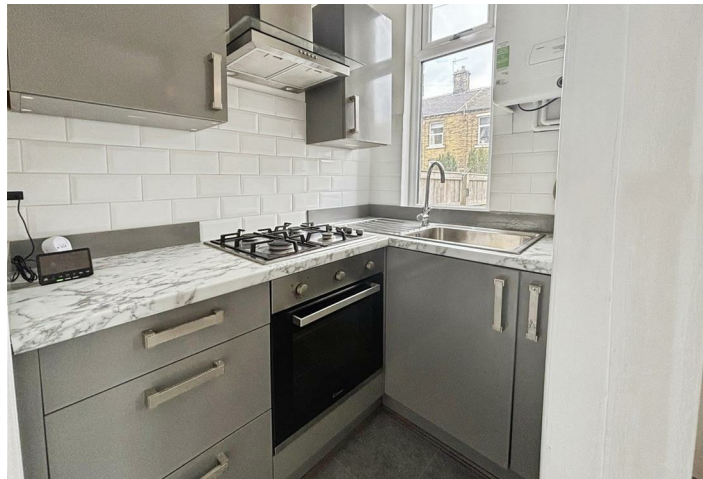
No Onward Chain \*\*\* Ideal First Time Buy Or Investment \*\*\* Well Presented Throughout \*\*\* Low Maintenance Garden. Nestled on Cobden Street in the charming area of Clayton, Bradford, this well-presented mid-terrace house offers a delightful opportunity for first-time buyers or those seeking a cosy retreat. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen is fitted with modern wall and base units, complete with an oven and a gas hob, making it a practical space for culinary endeavours. Additionally, the cellar, equipped with power and light, offers extra storage or potential for further development.

The first floor boasts a generous double bedroom, featuring a convenient walk-in wardrobe that provides ample storage space. A door from the bedroom leads to the modern bathroom, which is well-appointed with a bath

that includes a shower over, a low-level WC, and a hand wash basin, ensuring comfort and functionality.

Outside, the property features a low-maintenance enclosed garden to the front, providing a pleasant outdoor space to enjoy. On-road parking is readily 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**

Well presented one bedroom terrace house being sold with no onward chain.

Rating authority  
Borough Council Tax Band A

**Services**

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Tenure  
Freehold