
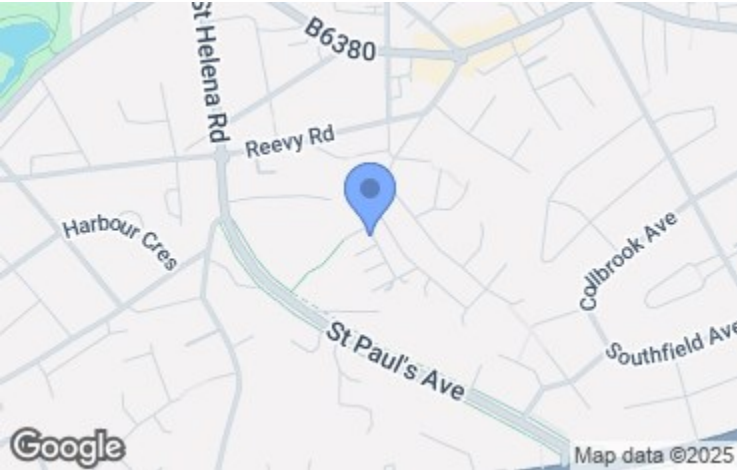




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.

St. Pauls Road, Bradford, BD6 1TY
Offers In The Region Of £115,000

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.

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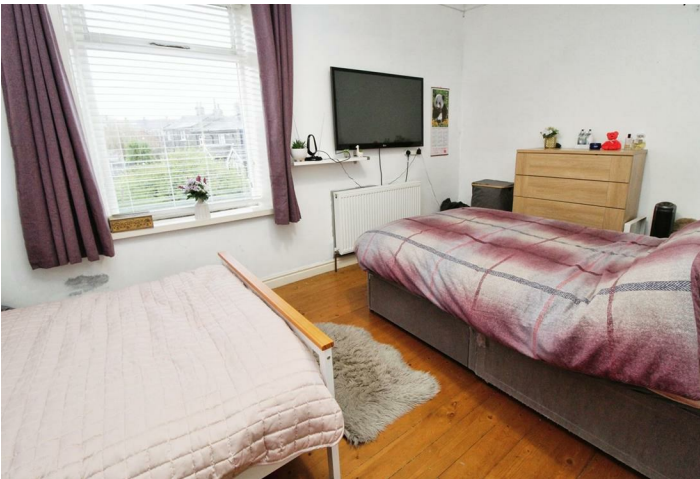
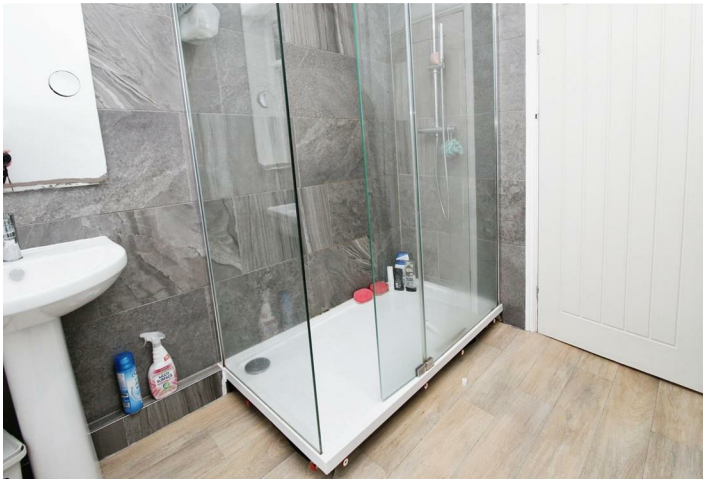
Ideal First Time Buy Or Investment *** Sought After Location *** Close To Local Shops And Amenities *** Good Transport Links. Nestled in the desirable area of Wibsey, Bradford, this charming two-bedroom back to back house on St. Pauls Road presents an excellent opportunity for first-time buyers and investors alike. The property boasts a well-appointed kitchen, complete with fitted wall and base units, an oven, a gas hob, and space for additional appliances, making it a practical choice for everyday living.

The inviting lounge features a delightful feature fireplace, creating a warm and welcoming atmosphere for relaxation and entertaining. Additionally, the property benefits from a cellar that is equipped with power and light, offering versatile storage or potential for further development.

On the first floor, you will find a comfortable bedroom and a modern shower room, which includes a spacious double shower cubicle, a low-level WC, and a hand wash basin. The

second floor hosts a further bedroom, providing a peaceful retreat for rest and relaxation.

Outside, the property features an enclosed, low-maintenance front garden, perfect for enjoying the outdoors 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 back to back ideal for first time buyers or investment.

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