



Total Area: 63.2 m² ... 681 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		65
(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.



Garfield Street, Bradford, BD15 7DJ
Guide Price £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.



Garfield Street, Bradford, BD15 7DJ

 1  2  1

No Onward Chain *** Ideal First Time Buy Or Investment *** Two Double Bedrooms *** Low Maintenance Garden. Located on Garfield Street in the charming area of Allerton, Bradford, this quirky and deceptively spacious 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.

Upon entering, you are welcomed into a comfortable lounge that provides a perfect space for relaxation and entertaining. The kitchen is equipped with fitted base units, an oven, a hob, and space for your appliances, making it a practical area for culinary pursuits. Additionally, the cellar offers valuable storage space, ideal for keeping your home clutter-free.

The first floor features a generously sized double bedroom, alongside a well-appointed bathroom that includes a bath with a shower over, a low-level WC, and a hand wash basin. Ascending to the second floor, you will find another double

bedroom, which is enhanced by a Velux window that allows natural light to flood the room, creating a bright and airy atmosphere.

Outside, the property boasts a low-maintenance garden, perfect for enjoying the outdoors without the burden of extensive upkeep. On-road parking is also available, providing convenience for you and your guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom back-to-back 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