



**Viewing arrangements**

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

**Directions**

See mapping.

**Etna Street, Bradford, BD7 4RD**  
**Offers In The Region Of £120,000**

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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 \*\*\* Two Double Bedrooms \*\*\* Walking Distance To Local Schools, Shops And Amenities. Located in the desirable area of Etna Street, Bradford, this charming two-bedroom back-to-back house presents an excellent opportunity for both first-time buyers and investors alike. Offered with no onward chain, this well-presented property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming ground floor lounge, which features built-in storage and a cosy gas fire, perfect for those chilly evenings. The lower ground floor boasts a modern kitchen/diner, equipped with stylish fitted wall and base units, an oven, an electric hob with an extractor hood, and an integrated fridge/freezer. The breakfast island provides a delightful space for casual dining, while ample room for additional appliances ensures practicality.

The first floor hosts a spacious double bedroom, complete with an original feature fireplace and

fitted wardrobes, adding character and charm. There is a further double bedroom on the second floor and the family bathroom which is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a hand wash basin.

Outside, the property benefits from a low-maintenance south-facing garden, ideal for enjoying the sunshine, while on-road parking is readily available for your convenience.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Well presented two bedroom back to back house in sought after location being sold with no onward chain.

Rating authority  
Borough Council Tax Band A

Services

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Tenure  
Freehold