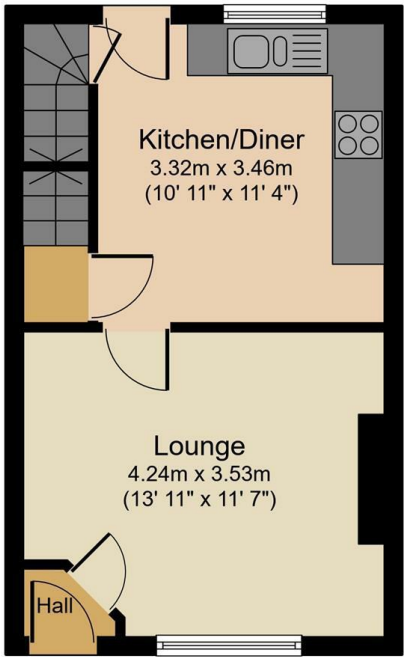
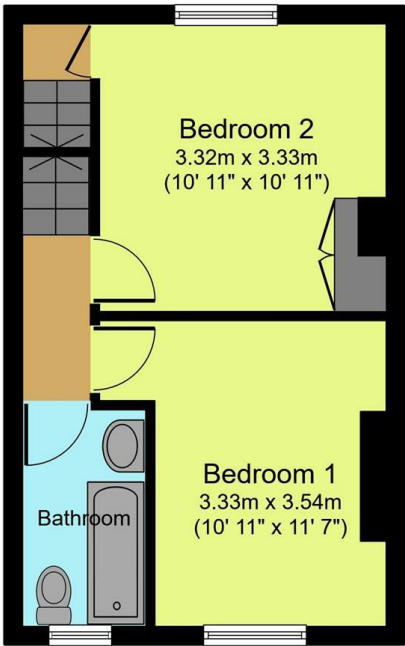
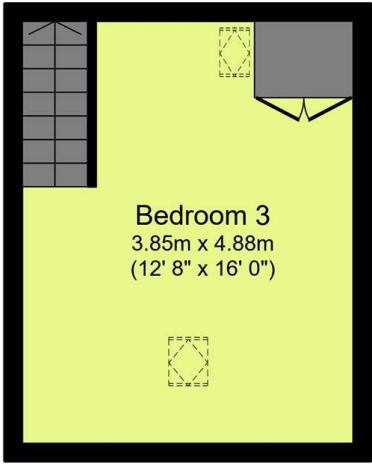




Ground Floor



First Floor

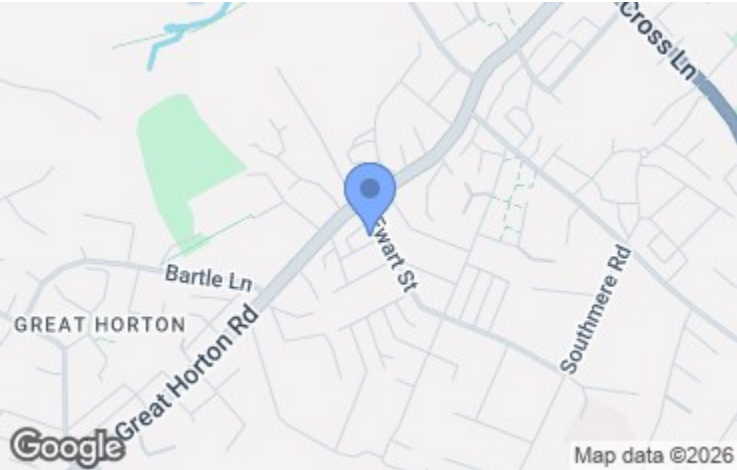


Second Floor

Created using Vision Publisher™



| 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                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 74                      | 80        |
| England & Wales                             | EU Directive 2002/91/EC |           |



Directions

See mapping.



Viewing arrangements

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

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.

Cragg Terrace, Bradford, BD7 4HD  
£120,000



Cragg Terrace, Bradford, BD7 4HD

 1  3  1

No Onward Chain \*\*\* Three Bedrooms \*\*\* Walking Distance To Local Shops And Amenities \*\*\* Low Maintenance Garden \*\*\* Spacious Kitchen/Diner. Located in the desirable Cragg Terrace area of Bradford, this mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. With no onward chain, this property is ready for you to make it your own.

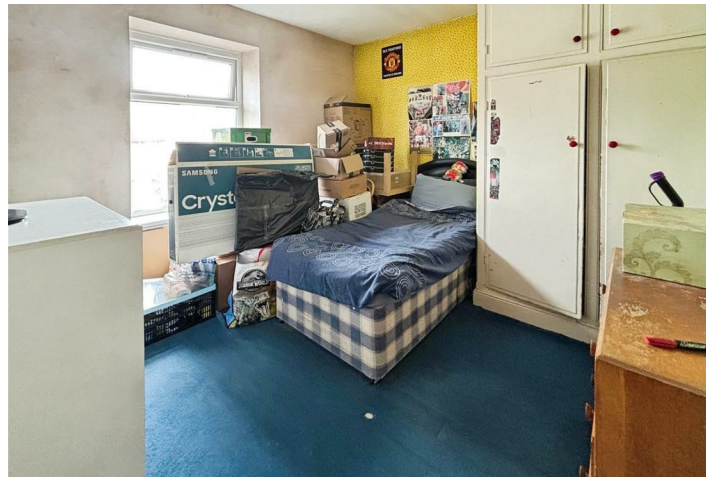
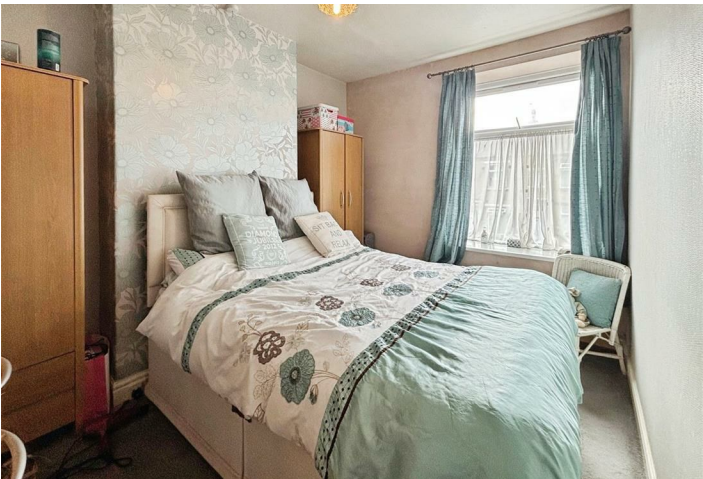
Upon entering, you are welcomed by an entrance vestibule that leads to the lounge which features a cosy gas fire, perfect for those chilly evenings, while the kitchen/diner is equipped with fitted wall and base units, a free-standing cooker, and space for your appliances, making it an ideal space for family meals and entertaining guests. Additionally, the cellar provides valuable storage space, ensuring your home remains clutter-free.

The first floor boasts two well-proportioned bedrooms, one of which benefits from fitted wardrobes, providing convenient storage solutions. The bathroom is thoughtfully

designed, featuring a bath with a shower over, a low-level WC, and a hand wash basin, catering to all your daily needs.

Venturing to the second floor, you will discover a versatile loft room, which can serve as an occasional bedroom or a study, enhanced by two Velux windows that flood the space with natural light and eaves storage for added practicality.

Outside, the property features a low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. On-road parking is readily available, adding to the convenience of this lovely home.



|                                                                                                                                      |                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fixtures &amp; fittings</b><br>Two bedroom terrace house with loft room in sought after location being sold with no onward chain. | <b>Services</b><br>INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority. |
| <b>Rating authority</b><br>Borough Council Tax Band A                                                                                | <b>Tenure</b><br>Freehold                                                                                                                                                                                                                                   |