

Approximate total area<sup>(1)</sup>  
1457.84 ft<sup>2</sup>  
135.44 m<sup>2</sup>

Reduced headroom  
61.64 ft<sup>2</sup>  
5.73 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

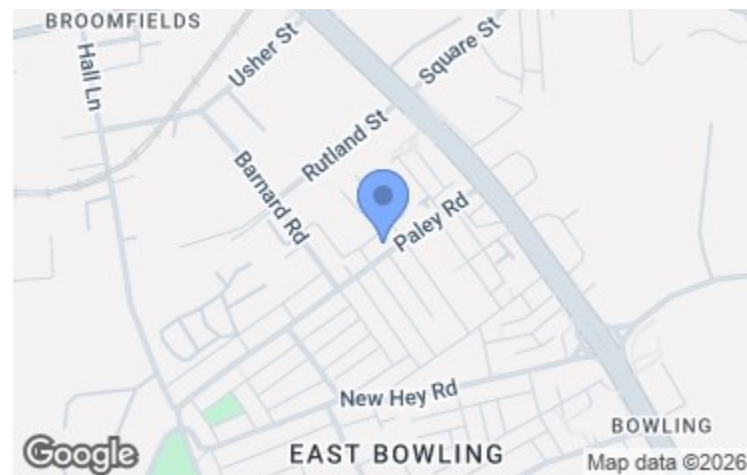
GIRAFFE360



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	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

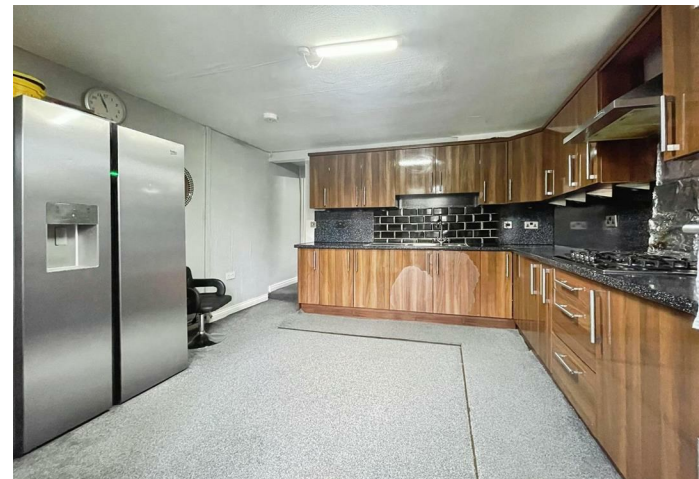
### Viewing arrangements

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



### Directions

See Mapping.



**Paley Road, Bradford, BD4 7EJ**

**£195,000**

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.



Paley Road, Bradford, BD4 7EJ

 2  5  2

**\*\* Five Double Bedrooms \*\* Mid Through Terrace Property \*\* Set Over Four Floors \*\* Two Bathrooms \*\* Two Reception Rooms \*\*** Nestled on Paley Road in Bradford, BD4, This well-presented mid-terrace house offers a delightful blend of modern living and spacious accommodation across four floors. With four generously sized bedrooms, this property is perfect for families or those seeking extra space.

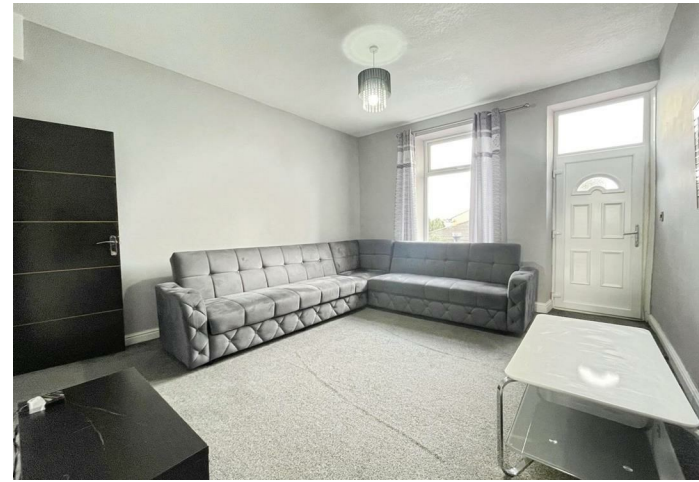
Upon entering, you are greeted by a contemporary living room and a separate lounge, both designed to provide comfort and style. The heart of the home is undoubtedly the large kitchen, which boasts ample wall and base units, making it ideal for culinary enthusiasts and family gatherings alike. Additionally, the ground floor features a bedroom complete with an en-suite, providing a private retreat for guests or family members.

As you ascend to the first floor, you will find two large bedrooms, each equipped with built-in wardrobes and finished with plush carpeting, ensuring a cosy atmosphere. The family

bathroom on this level is fitted with a modern three-piece suite, catering to all your daily needs.

The second floor hosts two further spacious bedrooms, enhanced by dormer windows that allow natural light to flood the rooms, creating a bright and airy feel.

This property is not only well-appointed but also conveniently located, making it an excellent choice for those looking to settle in a vibrant community. With its generous living space and thoughtful design, this mid-terrace house is a wonderful opportunity for anyone seeking a comfortable and stylish home in Bradford.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Well presented Five bedroom Mid-Terrace house in sought after location.

**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