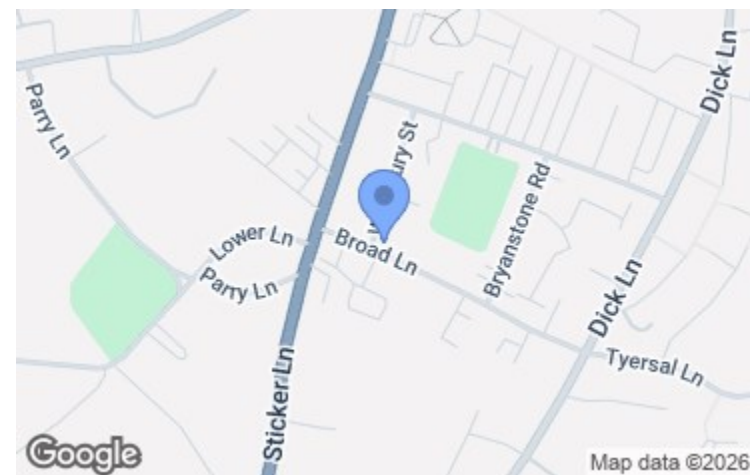


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewing arrangements**

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

**Directions**

See mapping.



**Westbury Street, Bradford, BD4 8PB**

**£130,000**

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.



Westbury Street, Bradford, BD4 8PB



No Onward Chain \*\*\* Three Bedrooms \*\*\* Low Maintenance Garden \*\*\* Close To Local Shops And Amenities. Located on Westbury Street in Bradford, this three-bedroom end terrace 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.

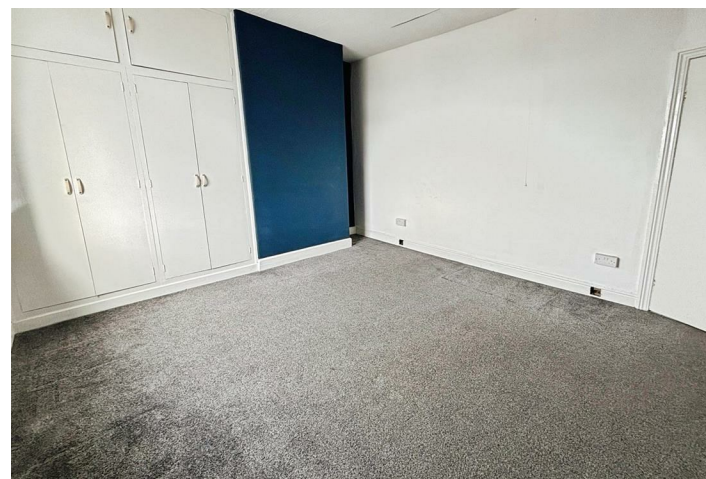
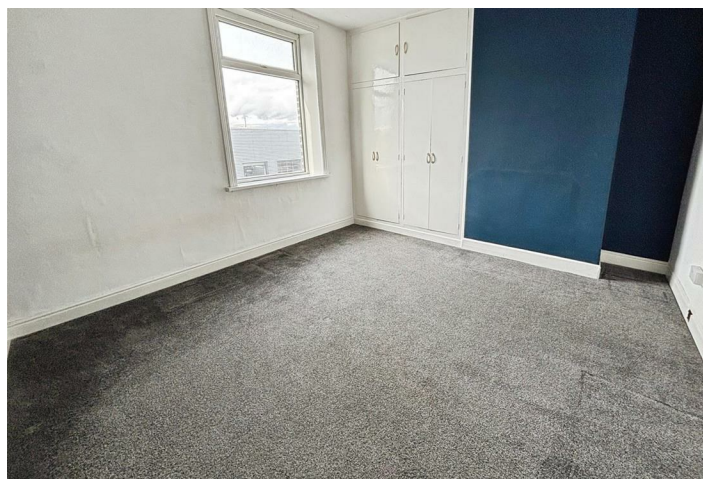
Upon entering, you are welcomed into a spacious lounge, perfect for relaxation and entertaining. The kitchen is equipped with fitted wall and base units, a free-standing cooker, and space for appliances, making it a practical and inviting space for culinary pursuits. A door from the kitchen leads directly to the rear garden, providing a seamless connection to outdoor living. Additionally, the property boasts a cellar, offering valuable storage space.

The first floor features two well-proportioned bedrooms, one of which benefits from fitted wardrobes, providing convenient storage solutions. The shower room is also located on this level, complete with a shower cubicle,

low-level WC, and hand wash basin, ensuring functionality and comfort.

Ascending to the second floor, you will find a generous double bedroom, which could serve as a master suite or a versatile guest room, catering to various living arrangements.

Outside, the property features low-maintenance front and rear gardens, ideal for those who prefer to spend their time enjoying their home rather than tending to extensive gardening. On-road parking is readily available, adding to the convenience of this delightful residence.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

<p><b>Fixtures &amp; fittings</b> Three bedroom end terrace house being sold with no onward chain.</p> <p><b>Rating authority</b> Borough Council Tax Band A</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
--	---