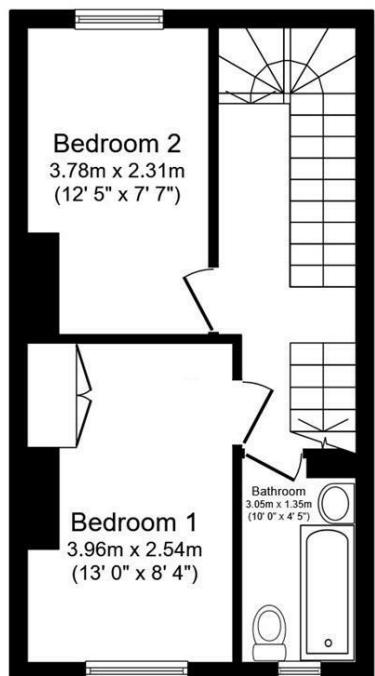


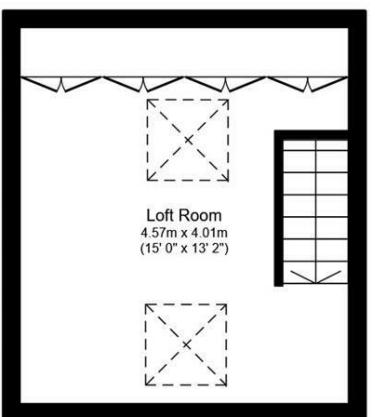
Ground Floor

Floor area 30.9 sq.m. (332 sq.ft.)



First Floor

Floor area 30.9 sq.m. (332 sq.ft.)



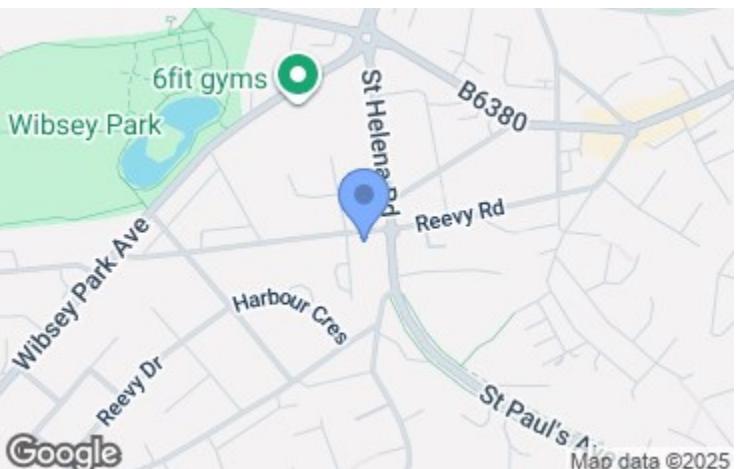
Second Floor

Floor area 18.3 sq.m. (197 sq.ft.)

Total floor area: 80.0 sq.m. (861 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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	42	65
(1-20) G		
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.



**Reevy Road, Bradford, BD6 3QF**  
**Offers In Excess Of £150,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | [wibsey@wwestateagents.com](mailto:wibsey@wwestateagents.com) | [www.wwestateagents.com](http://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.



Ideal First Time Buy Or Investment \*\*\* Two Bedrooms And Loft Room \*\*\* Modern Family Bathroom \*\*\* Sought After Location Close To Local Shops And Amenities. Located on Reevy Road in the desirable area of Bradford, this well-presented mid-terrace house offers a delightful living experience. With two bedrooms and a versatile loft room, this property is perfect for small families or professionals seeking a comfortable home close to local amenities.

Upon entering, you are welcomed into a charming lounge featuring a gas fire, creating a warm and inviting atmosphere. The kitchen/diner is well-equipped with fitted wall and base units, an oven, a gas hob with an extractor hood, and space for appliances, making it an ideal space for culinary enthusiasts and family gatherings. Additionally, the property boasts a cellar, providing extra storage options.

The first floor comprises two bedrooms, one of which showcases a lovely feature fireplace and fitted wardrobes, offering both character and

practicality. The modern family bathroom is thoughtfully designed, complete with a bath, low-level WC, and hand wash basin, ensuring convenience for all residents.

Ascending to the second floor, you will find a loft room currently utilised as a bedroom. This space benefits from built-in storage and two Velux windows, allowing natural light to flood in, creating a bright and airy environment.

Outside, the property features both front and rear gardens, perfect for enjoying the outdoors. On-road parking is readily available, adding to the convenience of this lovely home.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Well presented two bedroom through terrace house with loft room 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