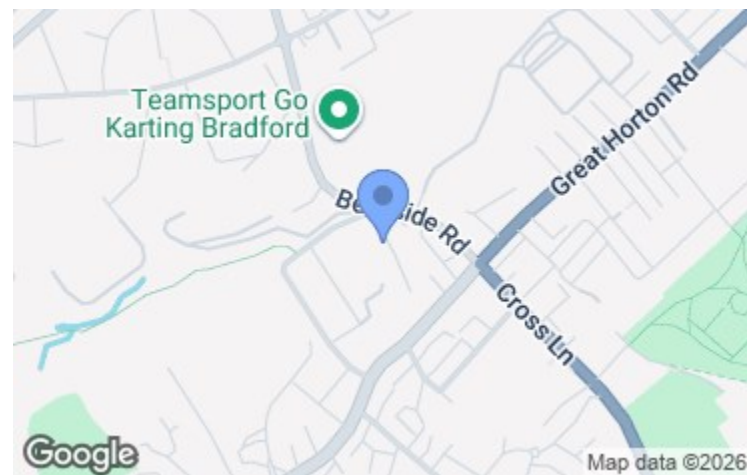




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

**Viewing arrangements**

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



**Directions**

See mapping.



**Pleasant Street, Bradford, BD7 3ES**  
**Offers In Excess Of £150,000**

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.



# Pleasant Street, Bradford, BD7 3ES

 2  3  1

No Onward Chain \*\*\* Two Spacious Reception Rooms \*\*\* Three Generous Bedrooms \*\*\* Potential To Extend STPP. Located in the heart of Bradford on Pleasant Street, this well-presented mid-terrace house offers a delightful blend of space and comfort, making it an ideal family home. With no onward chain, this property is ready for you to move in and make it your own.

As you enter, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms, perfect for entertaining guests or enjoying family time. The kitchen/diner is a highlight of the home, featuring modern fitted wall and base units, an oven, a hob with an extractor hood, and space for your appliances. This area is designed for both functionality and style, making meal preparation a pleasure.

The first floor boasts three generous bedrooms, providing plenty of room for relaxation and rest. The wet room is a practical addition, equipped with a walk-in shower, a low-level WC, and a hand wash basin, ensuring convenience for all

family members.

Outside, the property features an enclosed rear garden, offering a private space for outdoor activities or simply enjoying the fresh air. On-road parking is also 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**  
Spacious three bedroom through terrace house in desirable location being sold with no onward chain.

**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