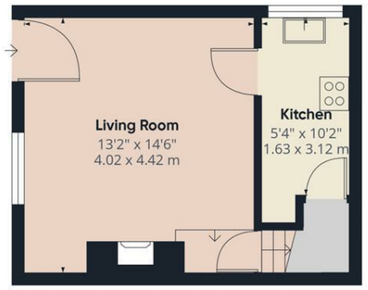
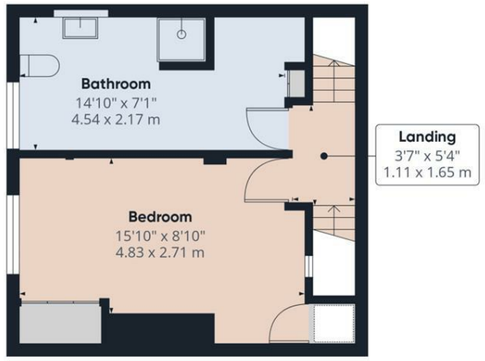
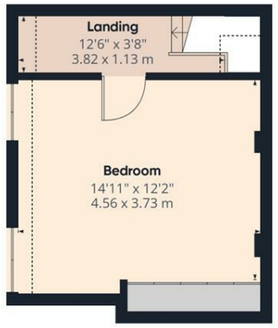


Ground Floor



Floor 1



Floor 2

Approximate total area(1)

807 ft²
75.1 m²

Reduced headroom

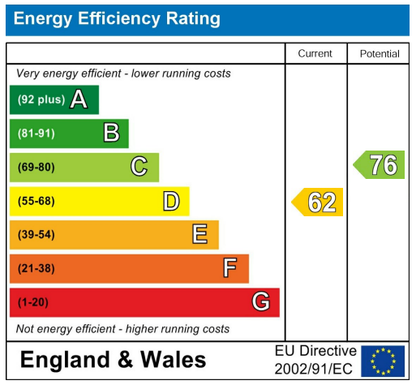
15 ft²
1.4 m²

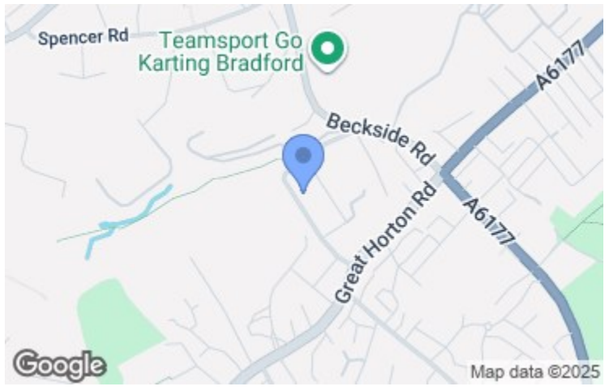
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Viewing arrangements

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

Directions

See Mapping.

Westcroft Road, Bradford, BD7 3EJ

£100,000

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.

Westcroft Road, Bradford, BD7 3EJ

1 2 1

** Back to Back Terrace ** Two double bedrooms ** Modern kitchen and bathroom ** Low maintenance garden ** GCH & TG ** Ideal First time buy ** Generous room sizes ** Nestled on Westcroft Road in Bradford, this charming back-to-back terrace house offers a delightful blend of comfort and practicality. With two generously sized double bedrooms, this property is perfect for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a spacious living room, adorned with double-glazed windows that allow ample natural light to fill the room. The inviting fireplace adds a touch of warmth and character, while the carpet finish provides a cosy atmosphere. The living area seamlessly leads to a well-equipped kitchen, featuring wall and base units, along with a free-standing washing machine and fridge freezer. Additionally, there is convenient access to the cellar, providing extra storage options.

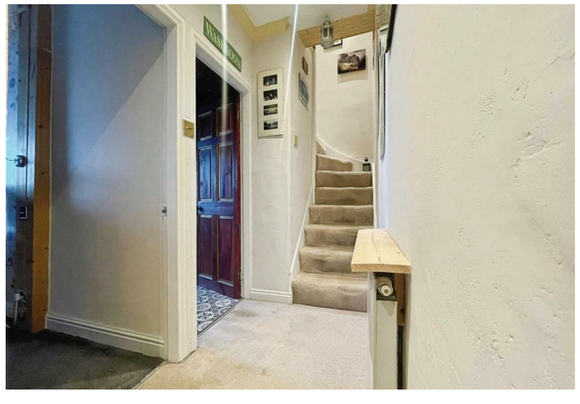
The first floor boasts a large double bedroom, complete with built-in wardrobes, ensuring that storage is never an issue. The bathroom on this level is equally impressive, featuring a three-piece suite and stylish patterned laminate flooring, creating a modern yet functional space.

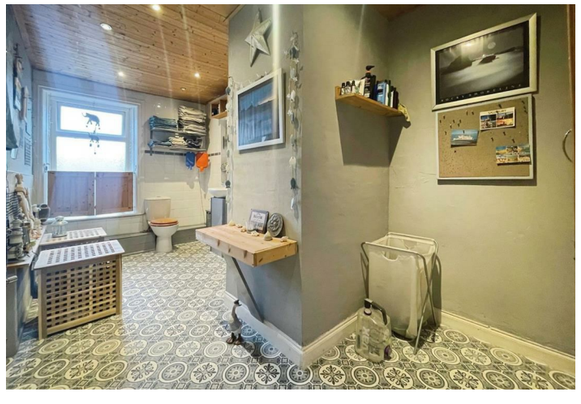
Ascending to the second floor, you will find another spacious double bedroom, perfect for guests or as a personal retreat.

Outside, the property benefits from a generous garden at the front, offering a lovely outdoor space for relaxation or entertaining.

This home is not only well-appointed but also conveniently located, making it an ideal choice for those looking to settle in a vibrant community. With its combination of space, comfort, and outdoor charm, this property is a must-see for anyone seeking a new home in Bradford.

The first floor boasts a large double bedroom,





Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings
Well presented two double bedrooms back-to-back terrace.

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