




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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

Windmill Hill, Bradford, BD6 3BB
Offers In Excess Of £125,000

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.



Windmill Hill, Bradford, BD6 3BB

 1  3  1

No Onward Chain *** Ideal First Time Buy Or Investment *** Walking Distance To Local Shops And Amenities *** Well Presented Throughout *** Three Bedrooms. Located in the sought after Windmill Hill area of Bradford, this delightful terraced house is a gem waiting to be discovered. With 1 reception room, 3 bedrooms, and 1 bathroom, this property offers a cosy and inviting living space for you to call home.

As you step inside, you are greeted by a well-presented interior that exudes warmth and comfort. The entrance hall leads you to a lovely lounge, perfect for relaxing or entertaining guests. The kitchen is a highlight, boasting modern fitted wall and base units, an oven, electric hob with an extractor hood above. There is space for your appliances, and a convenient door provides access to the cellar, ideal for storage purposes.

Venturing upstairs, you will find two bedrooms and a family bathroom complete with a bath and shower over, a low-level WC, and a vanity hand wash unit. The second floor reveals a

further double bedroom with built-in storage and an en-suite WC, offering privacy and convenience.

Outside, the low-maintenance rear garden is a tranquil retreat where you can unwind after a long day. On-road parking is readily available, ensuring convenience for you and your guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal first time buy or investment being sold with no onward chain.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold