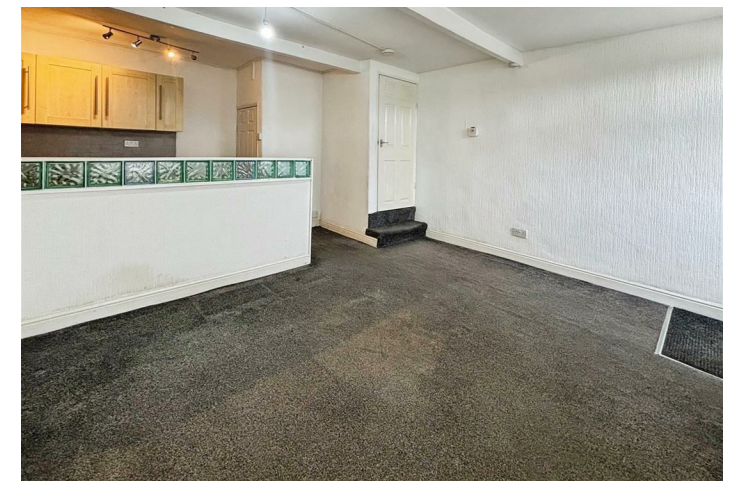
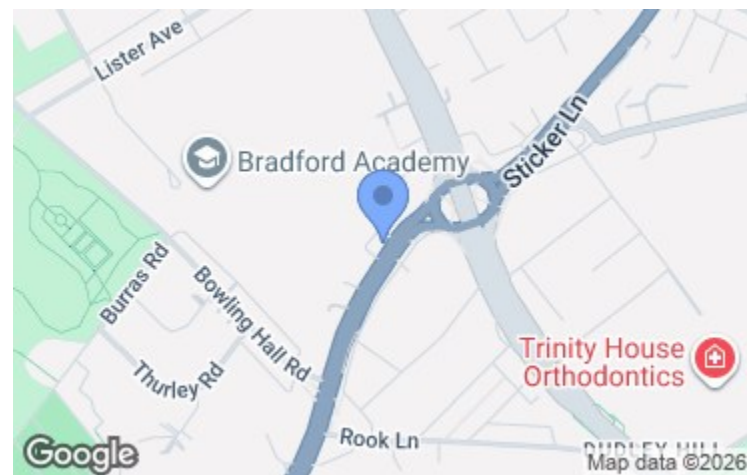




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See Mapping

**Rooley Lane, Bradford, Yorkshire BD4 7SB**  
**£80,000**

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.



No Onward Chain \*\*\* Ideal First Time Buy Or Investment \*\*\* Close To Local Shops And Amenities \*\*\* Open Kitchen/Living Room. Located on Rooley Lane in Bradford, this two-bedroom back-to-back terraced house presents an excellent opportunity for first-time buyers and investors alike. Offered with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by an inviting open plan kitchen and living room. The kitchen is well-equipped with fitted wall and base units, an oven, and a hob with an extractor hood above, providing a functional space for cooking and entertaining. There is also room for appliances, and a convenient door leads to the cellar, offering additional storage options.

The first floor comprises two comfortable bedrooms, perfect for relaxation or as a home office. The family bathroom is thoughtfully designed, featuring a bath, a low-level WC, and a hand wash basin, catering to all your daily needs.

Outside, the property boasts a low-maintenance garden, ideal for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces. 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**  
Two bedroom back-to-back terrace house 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