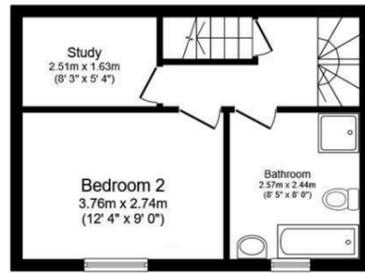
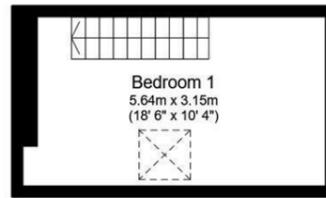


**Ground Floor**  
Floor area 30.9 m<sup>2</sup> (333 sq.ft.)



**First Floor**  
Floor area 28.5 m<sup>2</sup> (306 sq.ft.)



**Second Floor**  
Floor area 17.8 m<sup>2</sup> (191 sq.ft.)

**TOTAL: 77.2 m<sup>2</sup> (831 sq.ft.)**

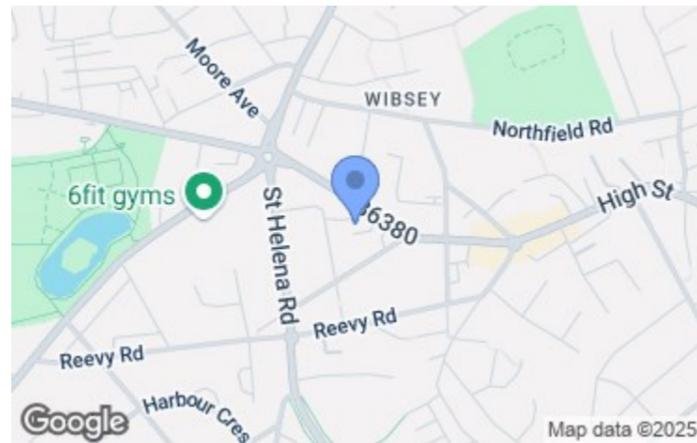
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>71</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.



**Holden Road, Bradford, BD6 1TF**  
**Offers In The Region Of £130,000**

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.



Holden Road, Bradford, BD6 1TF



No Onward Chain \*\*\* Ideal First Time Buy Or Investment \*\*\* Sought After Cul-De-Sac Location \*\*\* Walking Distance To Local Shops And Amenities. Located on Holden Road in the vibrant area of Wibsey, this well-presented two-bedroom terraced house offers a delightful opportunity for both first-time buyers and investors alike. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by a charming entrance porch that leads into a spacious lounge, complete with an electric fire, perfect for cosy evenings. The kitchen is modern and functional, featuring stylish wall and base units, a stainless steel sink with a drainer and mixer tap, as well as ample space for your appliances. For added convenience, the property boasts a cellar equipped with power and light, providing extra storage or potential for a workshop.

The first floor hosts a double bedroom and a well-appointed family bathroom, which

includes a bath, a separate shower cubicle, a low-level WC, and a vanity hand wash unit. Additionally, there is an occasional bedroom or study, offering flexibility for your living arrangements. Ascend to the second floor, where you will find a generously sized bedroom featuring a Velux window and eaves storage, creating a bright and airy atmosphere.

Outside, the property benefits from a low-maintenance courtyard-style garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. 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

<p><b>Fixtures &amp; fittings</b> Two bedroom terrace house in sought after location being sold with no onward chain.</p> <p><b>Rating authority</b> Borough Council Tax Band A</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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