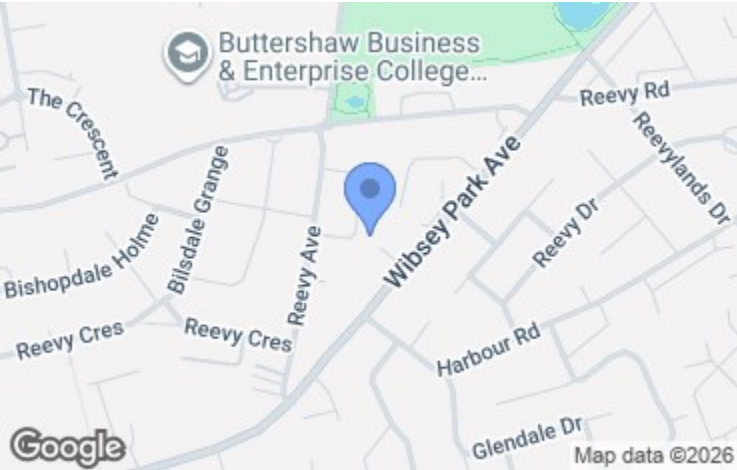




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



**Viewing arrangements**

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

**Directions**

See mapping.

**Boston Walk, Bradford, BD6 3QN**  
**Offers Over £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.



Boston Walk, Bradford, BD6 3QN

 1  2  1

No Onward Chain \*\*\* Two Double Bedrooms And Loft Room/Occasional Bedroom \*\*\* Large Garden Offering Potential To Extend STPP. Located in the desirable area of Boston Walk, Bradford, this charming semi-detached house presents an excellent opportunity for both first-time buyers and families alike. With no onward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, complete with a gas fire, perfect for cosy evenings. The heart of the home is undoubtedly the modern kitchen/diner, featuring stylish fitted wall and base units, a convenient breakfast bar, and essential appliances including an oven and gas hob with an extractor hood. The adjoining utility room offers additional space and plumbing for a washing machine and tumble dryer, enhancing the practicality of this delightful home.

The first floor boasts two generously sized double bedrooms, providing ample space for

relaxation and rest. The family bathroom is well-appointed with a bath that includes a shower over, a hand wash basin, and a separate WC for added convenience. Additionally, a versatile loft room with two Velux windows offers the potential for an occasional bedroom or a study, catering to your individual needs.

Outside, the property features a large garden that presents exciting possibilities for extension, subject to planning permission. On-road parking is readily available, ensuring ease of access for you and your guests.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Two double bedroom semi-detached house with loft room 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