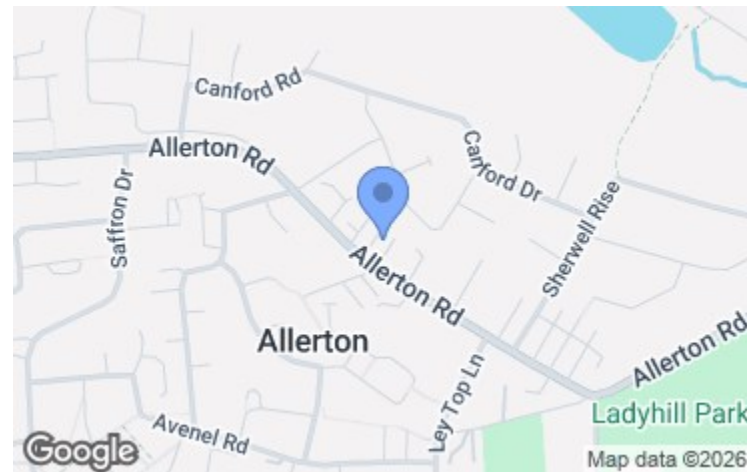




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.



Granville Place, Bradford, BD15 7QD

£115,000

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.



Granville Place, Bradford, BD15 7QD



No Onward Chain *** Ideal First Time Buy Or Buy To Let Investment *** Two Bedroom Back-To-Back House *** Low Maintenance Garden. Located in the desirable area of Granville Place, Allerton, Bradford, this two-bedroom back-to-back house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Offered with no onward chain, this property is ready for you to move in and make it your own.

Outside, you will find a low-maintenance south-facing garden, ideal for enjoying the sunshine or hosting small gatherings. On-road parking is also available, adding to the convenience of this lovely home.

Upon entering, you are welcomed into a spacious lounge with built in storage. The kitchen is equipped with fitted wall and base units, along with a free-standing cooker, providing a practical space for culinary endeavours. A door leads you to the converted cellar, which boasts power, light, and water connections, offering ample room for appliances or additional storage.

The first floor reveals two bedrooms, and the recently refitted bathroom which is well-appointed with a bath, a low-level WC, and a hand wash basin, catering to all your needs.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Two bedroom back-to-back house in sought after location being sold with no onward chain.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>Services INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.</p> <p>Tenure Freehold</p>
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