



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Directions

See mapping.

Viewing arrangements

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



Old Road, Bradford, BD7 4ND
Offers In Excess Of £110,000

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.



Old Road, Bradford, BD7 4ND

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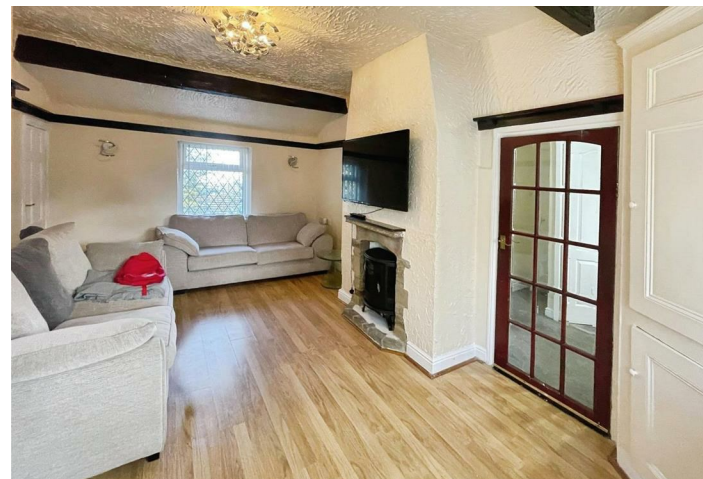
No Onward Chain *** Two Bedroom Cottage
 *** Cellar With Access To Rear Garden ***
 Close To Local Shops And Amenities. Located in the area of Old Road, Bradford, this delightful two-bedroom cottage presents an excellent opportunity for those seeking a home in a sought-after location. Offered for sale with no onward chain, this property is perfect for first-time buyers or those looking to downsize.

Upon entering, you are welcomed into an entrance hall that leads to a bright and airy lounge. The lounge features dual aspect windows, allowing natural light to flood the room from both the front and rear, creating a warm and inviting atmosphere. The well-appointed kitchen boasts fitted wall and base units, complete with a double oven, gas hob, and extractor hood. An integrated fridge/freezer adds to the convenience of this functional space.

The cottage comprises two comfortable bedrooms, providing ample space for relaxation or study. The bathroom is thoughtfully designed, featuring a bath with a shower over, a

low-level WC, and a hand wash basin, ensuring all your needs are met.

One of the standout features of this property is the generous garden to the rear, offering a perfect spot for outdoor entertaining or simply enjoying the fresh air. Additionally, on-road parking is available, providing ease of access for you and your guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Two bedroom cottage in sought after location being sold with no onward chain.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>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.</p> <p>Tenure Freehold</p>
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