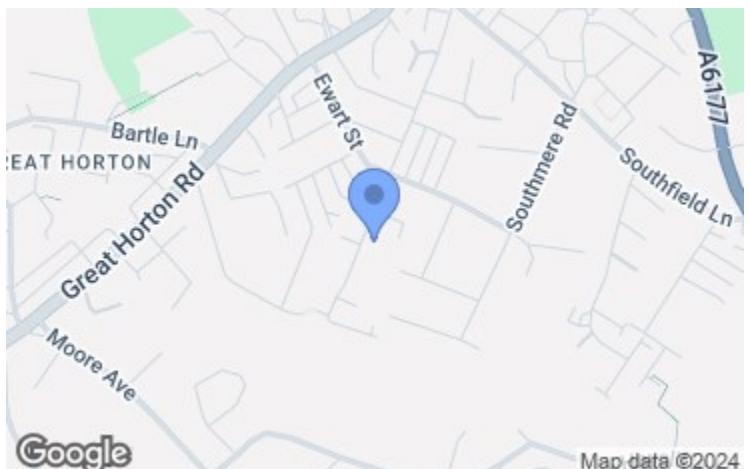


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Viewing arrangements

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



#### Directions

See mapping.



**Beldon Road, Bradford, BD7 3PG**  
**Guide Price £100,000**

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 \*\*\* Good Transport Links \*\*\* Cellar Ideal For Storage.

Three bedroom back to back being sold with no onward chain. The property is situated in a sought-after location close to the university and a range of local amenities such as schools and parks, local shops, pubs and restaurants, and major road links.

The accommodation briefly comprises; Kitchen/living room with fitted wall and base units, free standing cooker with extractor hood above and space for appliances and a door to access the cellar which has power and light connected. On the first floor the landing gives access to two bedrooms and the shower room which has a shower cubicle, low level WC and hand wash basin. There is a further double bedroom on the second floor with Velux window.

Outside; There is an enclosed low maintenance



garden to the front of the property and on road parking is available.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Three bedroom back to back property ideal for first time buyers and investors

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