

**Basement**  
Floor area 9.4 sq.m.  
(101 sq.ft.)




**Ground Floor**  
Floor area 28.2 sq.m. (304 sq.ft.)

**First Floor**  
Floor area 28.2 sq.m. (304 sq.ft.)

Total floor area: 65.8 sq.m. (708 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>                          |  |  |
| (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<br>2002/91/EC  |  |



**Viewing arrangements**

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

**Directions**

See mapping.



**James Street, Bradford, BD15 7RB**  
**£125,000**

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.





James Street, Bradford, BD15 7RB

 1  2  1

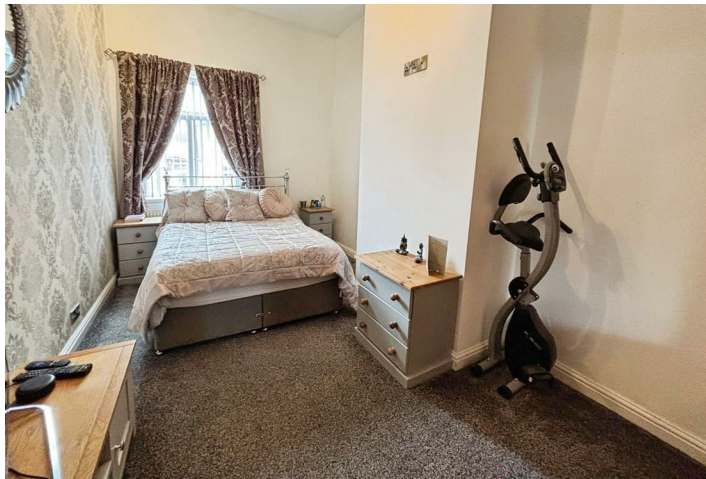
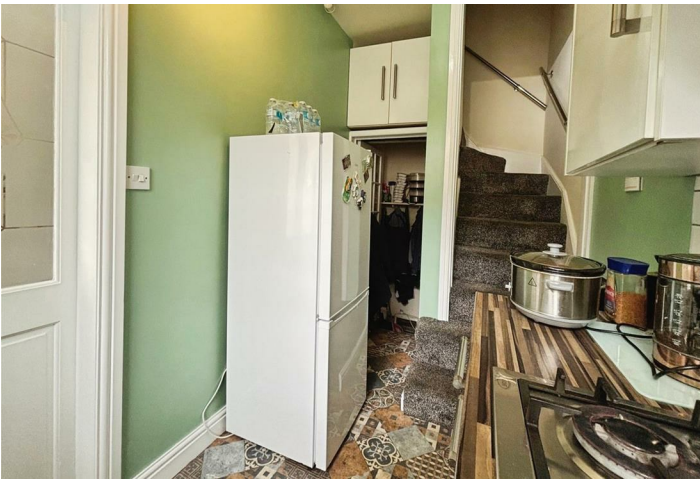
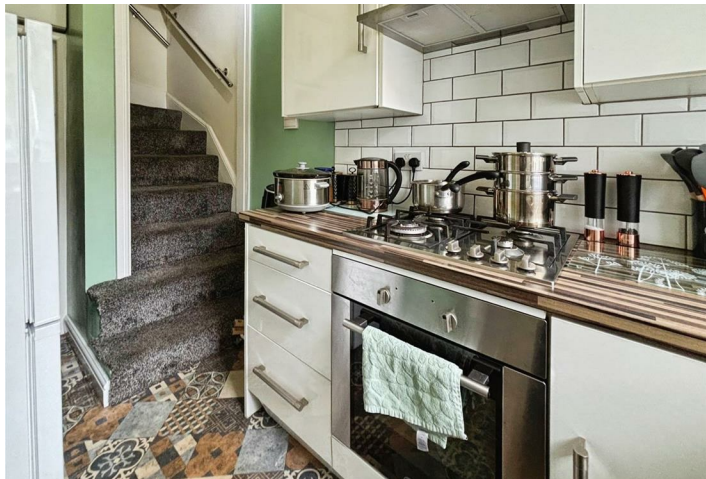
Ideal First Time Buy Or Investment \*\*\* Two Bedrooms \*\*\* Modern Kitchen And Bathroom \*\*\* Low Maintenance Garden. Located in the desirable area of Allerton, Bradford, this charming mid-terrace house on James Street offers a delightful living experience. This well-presented two-bedroom property is ideally situated close to local shops and amenities, making it a perfect choice for those seeking convenience and comfort.

Upon entering, you are welcomed into a spacious lounge/diner featuring a gas fire, creating a warm and inviting atmosphere. The kitchen is equipped with modern fitted wall and base units, complete with an oven, gas hob, and extractor hood, providing a functional space for culinary endeavours. There is also room for appliances, ensuring practicality in everyday living. Additionally, the property boasts a cellar with power and light connected, offering extra storage or potential for further development.

The first floor comprises two well-sized bedrooms, providing comfortable spaces for rest

and relaxation. The modern bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a hand wash basin, catering to all your bathing needs.

Outside, the property benefits from a low-maintenance enclosed front garden, perfect for enjoying the fresh air without the burden of extensive upkeep. On-road parking is readily available, adding to the convenience of this lovely home.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Well presented two bedroom mid terrace property.  
Ideal for first time buyer sand investors.

Rating authority  
Borough Council Tax Band A

Services  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS  
- FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage  
Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold