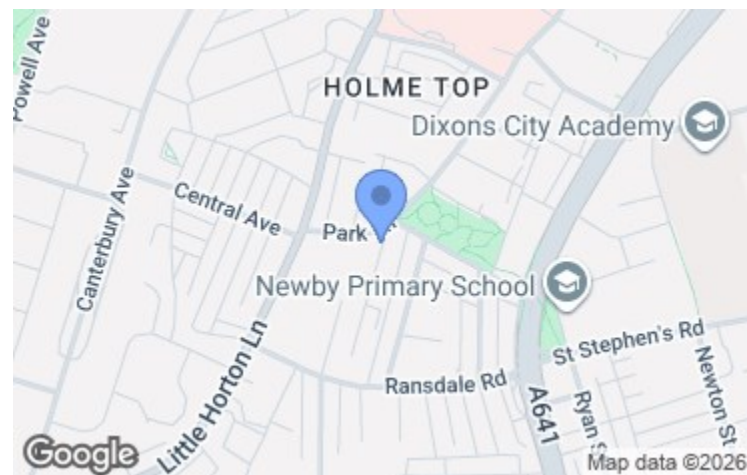


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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.



**Greaves Street, Bradford, BD5 7PE**  
**Offers In The Region 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.



# Greaves Street, Bradford, BD5 7PE

 1  2  1

No Onward Chain \*\*\* Low Maintenance Gardens \*\*\* Two Double Bedrooms \*\*\* Open Plan Kitchen/Living Room. Located on Greaves Street in Bradford, this back-to-back house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed open plan kitchen and living room, featuring fitted wall and base units, oven, gas hob with extractor hood above, providing a functional space for cooking and entertaining.

On the first floor, you will find a generous double bedroom alongside the family bathroom, which is equipped with a bath with shower over, low-level WC, and hand wash basin, ensuring convenience for daily living. The second floor hosts another spacious double bedroom, complemented by a separate study or office, ideal for those who work from home or require a quiet space for study.

Outside, the property offers a low-maintenance enclosed garden, perfect for enjoying the outdoors without the burden of extensive

upkeep. On-road parking is readily available, adding to the convenience of this delightful home.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Two bedroom back-to-back house in sought after location 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