


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(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

Holroyd Hill, Bradford, BD6 1NP
Offers In The Region Of £130,000

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 ** Two Double Bedrooms**
**** Low Maintenance Gardens ****. Nestled in the charming area of Holroyd Hill, Bradford, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and modern living space. Recently refurbished, the property boasts a spacious reception room that welcomes you with its inviting atmosphere and plush carpet finish, perfect for relaxation or entertaining guests.

The heart of the home is the well-appointed kitchen, featuring both wall and base units, a gas hob, and a electric oven with spare for washing machine and free standing fridge freezer, making it ideal for culinary enthusiasts. From the kitchen, you can easily access the cellar, providing additional storage space, as well as the rear garden, which is designed for low maintenance, allowing you to enjoy outdoor living without the hassle of extensive upkeep.

Upstairs, you will find two generously sized double bedrooms, each adorned with a soft

carpet finish, ensuring comfort and warmth. The family bathroom is elegantly designed with a modern white three-piece suite and tasteful tiled finishes, offering a serene space for relaxation.

This property is perfect for first-time buyers, small families, or investors looking for a rental opportunity in a desirable location. With its blend of modern amenities and classic charm, this home is ready to welcome its new owners. Don't miss the chance to make this lovely house your own in the vibrant community of Holroyd Hill.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom terrace house being sold with no onward chain.

Rating authority
Borough Council Tax Band B

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.

Tenure
Freehold