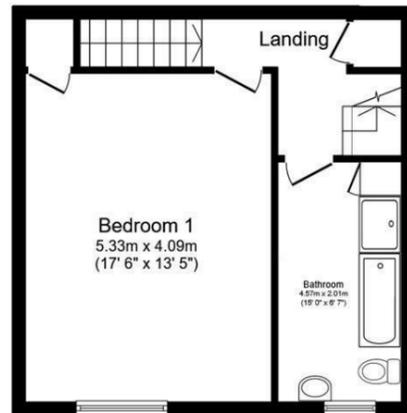
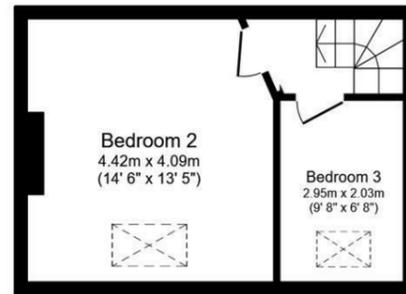


**Ground Floor**  
Floor area 24.9 sq.m. (268 sq.ft.)



**First Floor**  
Floor area 38.0 sq.m. (409 sq.ft.)



**Second Floor**  
Floor area 26.0 sq.m. (280 sq.ft.)

**Total floor area: 88.9 sq.m. (957 sq.ft.)**

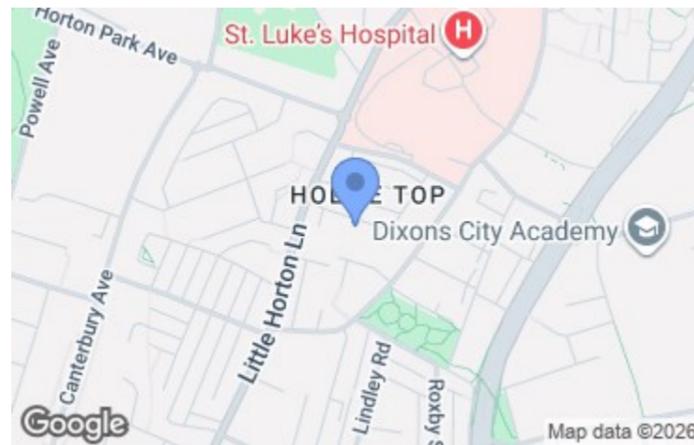
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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>11</b>               | <b>79</b> |
| <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.



**Holme Street, Bradford, BD5 0LE**  
**Offers In The Region Of £120,000**

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.



Holme Street, Bradford, BD5 0LE

 1  3  1

No Onward Chain \*\*\* Three Bedrooms \*\*\* Cellar With Power And Light Connected \*\*\* Modern Four Piece Bathroom. Located in the desirable area of Holme Street, Bradford, this well-presented three-bedroom rear back-to-back house offers a perfect blend of comfort and modern living. Being sold with no onward chain, this property is an excellent opportunity for first-time buyers or those looking to invest.

Upon entering, you are welcomed into a spacious lounge, featuring an electric fire that creates a warm and inviting atmosphere. The modern kitchen is equipped with fitted wall and base units, an oven, a gas hob, and space for appliances, making it a delightful space for culinary enthusiasts. Additionally, the cellar, complete with power and light, provides extra storage or potential for further development.

The first floor boasts a generous double bedroom with built-in storage, alongside a contemporary family bathroom. This bathroom is thoughtfully designed, featuring a bath, a shower cubicle, a low-level WC, and a stylish

vanity hand wash unit. Ascending to the second floor, you will find two further bedrooms, both adorned with Velux windows that allow natural light to flood the space.

Outside, the property benefits from a charming garden at the front, complete with a patio area, a lawn, and planting borders, perfect for enjoying the outdoors. Permit parking is also 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**  
Three bedroom rear back-to-back 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