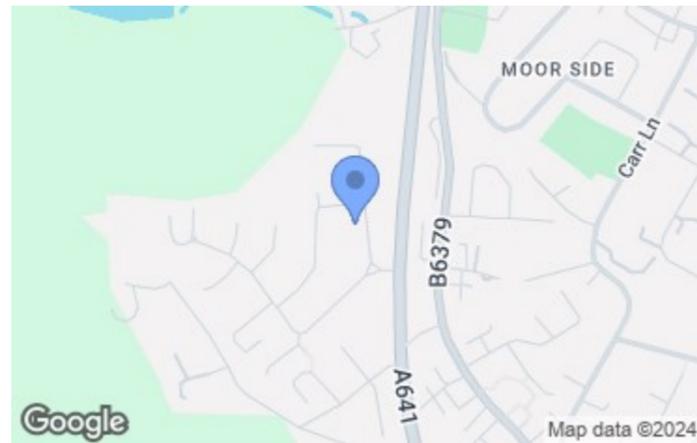




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.



Ruffield Side, Bradford, BD12 8DP
Offers Over £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.



Ruffield Side, Bradford, BD12 8DP



Option To Buy With Tenant In Situ Currently Paying £750 *** Ideal first time buy or Investment *** Sought After Location *** No Onward Chain *** Good Transport Links *** Modern Kitchen/Diner *** Close To Motorway.

Three bedroom semi-detached house. The property is situated in this popular location close to the amenities and schools and is ideally placed for commute to Brighouse, Scholes, Halifax and Bradford City Center.

The accommodation briefly comprises; Entrance hall with under stairs storage, lounge with box bay window, spacious kitchen/diner with modern wall and base units, integrated oven, gas hob with extractor hood above and space for appliances, utility room with door to access the rear garden. On the first floor the landing gives access to three bedrooms, family bathroom with panel bath (shower over) hand wash basin and a separate WC.

Outside; There is a generous enclosed lawned garden and on road parking is available.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom semi-detached house 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