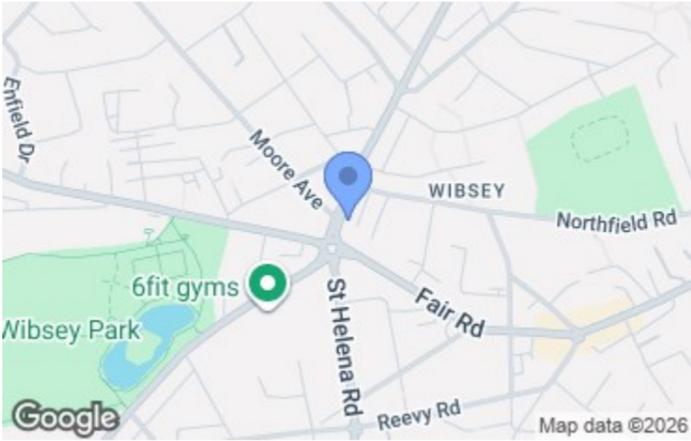




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			71
EU Directive 2002/91/EC			



**Directions**

See mapping.



**Viewing arrangements**

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

**St. Enochs Road, Bradford, BD6 3AB  
 Offers In The Region Of £200,000**

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.



St. Enochs Road, Bradford, BD6 3AB



**GIFT SHOP AND ONE BEDROOM FLAT \*\*\*  
PRIME TRADING LOCATION \*\*\*  
INVESTMENT OPPORTUNITY \*\*\* OFF  
ROAD PARKING.** The retail unit is a currently used as a gift shop and has a WC and two large cellars used for storage. The one bedroom flat above has stairs leading up to landing, a shower room with shower cubicle, low level WC and hand wash basin, kitchen/diner with fitted wall and base units, free standing cooker and space for appliances, a spacious lounge and one double bedroom. There is off road parking to the front and garden land to the rear.

The property is located in a highly sought after location with close proximity to the array of shops in and around the Wibsey village including supermarkets, health centres, restaurants and many more. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Shop current used as a gift shop and one bedroom flat in sought after location.

**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