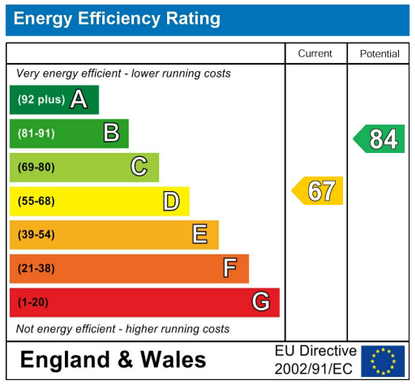

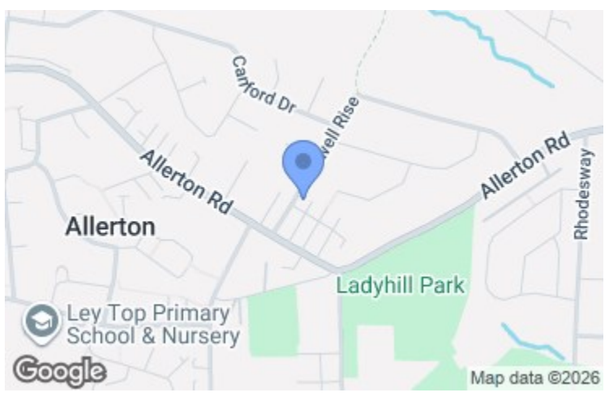

Viewing arrangements

Strictly by appointment through WW Estates
01274621625
lettings@wwestateagents.com

Directions

See Mapping

James Street, Bradford, BD15 7RB
£725 Per Calendar Month

9 The Green, Idle, Bradford, BD10 9PT | 01274621625 | lettings@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.

James Street, Bradford, BD15 7RB

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** ONE BEDROOM ** BACK-TO-BACK TERRACE ** OCCASIONAL LOFT BEDROOM ** WELL PRESENTED ** GREAT LOCATION **

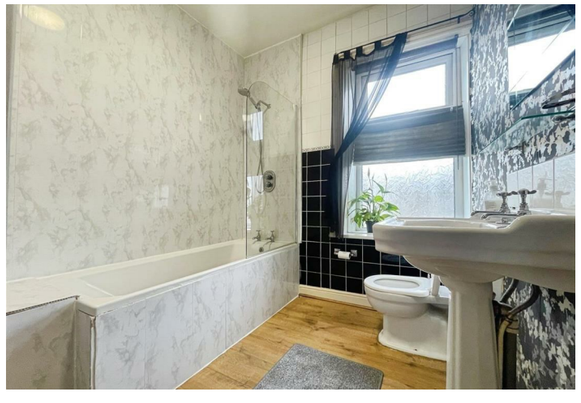
Located on the charming James Street in Allerton, Bradford, this delightful one-bedroom back-to-back mid-terrace house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious living room, adorned with modern uPVC windows that allows natural light to flood the space. The room features an electric fireplace, creating a warm and inviting atmosphere, complemented by a tasteful carpet finish.

The property boasts a cleverly converted cellar, which serves as a kitchen and dining area fitted with wall base units, gas hob and oven and integrated dishwasher, with space for a washing machine fridge freezer. providing an ideal space for culinary adventures and entertaining guests. A convenient door leads back to the front of the property, enhancing accessibility and flow.

The master bedroom is generously sized, featuring a uPVC window that overlooks the front elevation, ensuring a bright and airy feel. The family bathroom is well-appointed with a three-piece suite, including a shower over the bath, catering to all your bathing needs.

Additionally, the hallway grants access to a loft room, which can serve as an loft room / occasional bedroom or a versatile space for your personal use. Outside, the property offers a charming area at the front, perfect for seating and enjoying the fresh air.

| Rent £725 | Bond £725 | Holding Deposit £166 | EPC D | Council Tax Band A |



Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings	Services
Rating authority Borough Council Tax Band A	Tenure