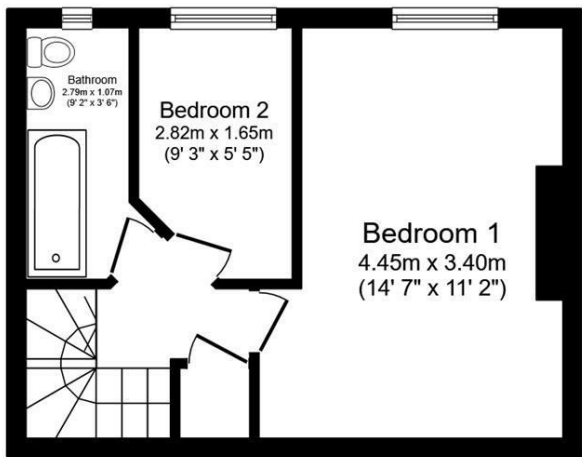


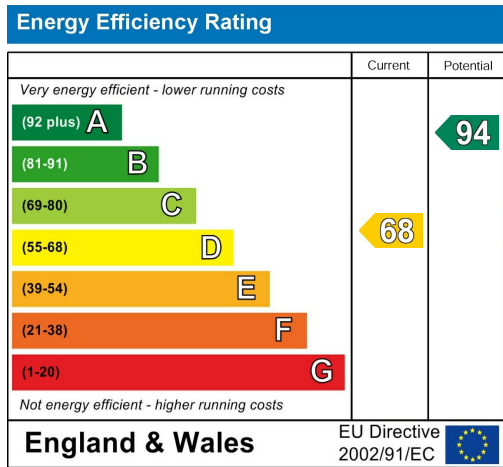
Ground Floor  
Floor area 27.6 m<sup>2</sup> (297 sq.ft.)



First Floor  
Floor area 27.6 m<sup>2</sup> (297 sq.ft.)

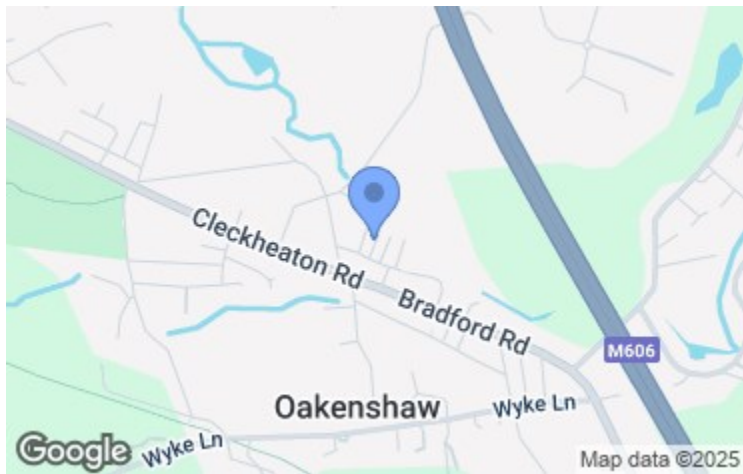
TOTAL: 55.3 m<sup>2</sup> (595 sq.ft.)

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



### Viewing arrangements

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



### Directions

See mapping.



**Beresford Street, Bradford, BD12 7DD**  
**£700 Per Calendar Month**

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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.





Beresford Street, Bradford, BD12 7DD

 1  2  1

AVAILABLE NOW \*\* TWO BEDROOMS \*\*  
STONE TERRACE \*\* FANTASTIC  
TRANSPORT LINKS \*\* GREAT LOCATION \*\*

Located in the charming area of Oakenshaw, Bradford, this delightful two-bedroom back-to-back house on Beresford Street presents an excellent opportunity for those seeking a cosy home.

Upon entering, you are welcomed into a spacious lounge with a feature fireplace. The kitchen is equipped with fitted wall and base units, a free-standing cooker, and space for your appliances, making it a practical space for culinary endeavours. Additionally, the cellar provides valuable storage, ensuring your living areas remain clutter-free.

The first floor comprises two well-proportioned bedrooms, ideal for restful nights. The bathroom is conveniently located and includes a bath, a low-level WC, and a hand wash basin, catering to all your essential needs.

Outside, on-road parking is available, providing ease of access for you and your guests. This property combines comfort and convenience in a friendly neighbourhood, making it a wonderful place to call home. Don't miss the chance to view this charming house.

| Rent £700 | Bond £700 | Holding Deposit £161 | Council Tax Band A | EPC D |



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