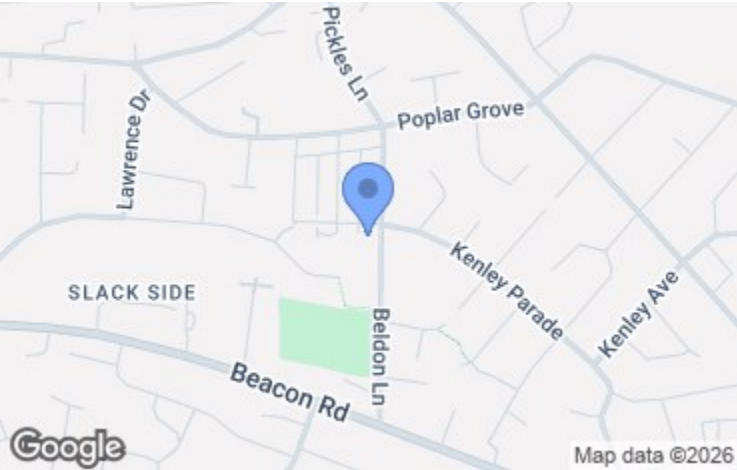




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Beldon Lane, Bradford, BD7 4LF
Offers In Excess Of £150,000

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.



No Onward Chain *** Three Double Bedrooms *** Two Reception Rooms *** Low Maintenance Gardens. Located on Beldon Lane in the vibrant area of Bradford, this charming three-bedroom terraced house presents an excellent opportunity for both first-time buyers and families alike. Offered with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming vestibule that leads into a spacious lounge, complete with a cosy gas fire, perfect for those chilly evenings. Adjacent to the lounge is a delightful dining room, which features a door providing access to the cellar, offering additional storage space. The kitchen is well-equipped with fitted wall and base units, a free-standing cooker, and space for appliances, enhanced by the comfort of underfloor heating.

The first floor boasts two generously sized double bedrooms, ideal for restful nights, along with a family bathroom that includes a bath with a shower over, a low-level WC, and a

stylish vanity hand wash unit. Ascending to the second floor, you will find a further double bedroom, providing a private retreat for guests or family members.

Outside, the property features low-maintenance gardens to both the front and rear, allowing you to enjoy outdoor space without the burden of extensive upkeep. On-road parking is readily available, adding to the convenience of this lovely home.



Fixtures & fittings Spacious three bedroom through terrace house in sought after location being sold with no onward chain.	Services INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.
Rating authority Borough Council Tax Band A	Tenure Freehold