

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	64
(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



Old Road, Bradford, BD7 4ND
Offers Over £330,000

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.



Old Road, Bradford, BD7 4ND

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SPACIOUS DETACHED | FIVE BEDROOMS | THREE BATHROOMS | IMMACULATEDLY PRESENTED | DESIRABLE LOCATION | TWO BEDROOM ANNEX | LANDSCAPED GARDENS | A MUST SEE | LOVELY FAR REACHING VIEWS. Rare to the market this substantial detached property offers spacious accommodation presented to the highest of standards! With THREE double bedrooms, TWO reception rooms! Separate self contained annex with two bedrooms, an ideal space for extended family/ buy to let opportunity! Situated in a quiet backwater location with private gated access surrounded by well maintained landscaped gardens.

The accommodation briefly comprises: Entrance hall, spacious lounge benefiting from a living flame fire housed in a feature surround, neutral modern décor & patio doors opening onto a lovely decking area. The second reception room is also generously sized with French doors opening into the garden these allow lots of natural light to flow in. The modern fitted kitchen consists of a range of base & wall units in dove grey with complimentary wooden worksurfaces, stainless steel sink with mixer taps & tiled splash backs. Integrated oven with gas hob & over head extractor hood, plumbed for a washing

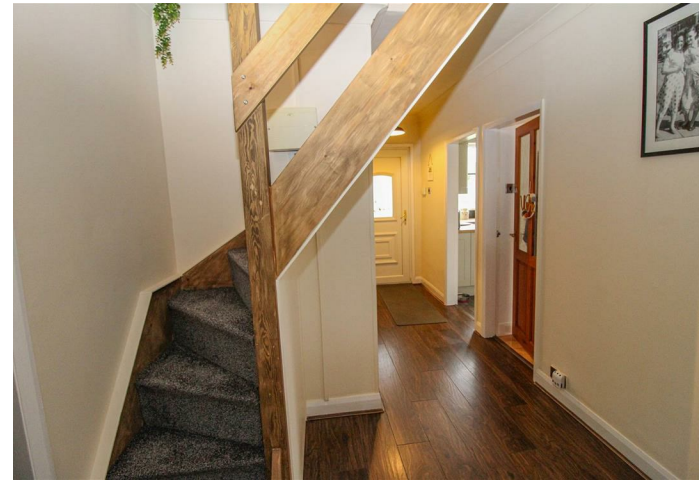
machine and finished with light fresh décor. Two double bedrooms situated on the ground floor alongside the luxuries family bathroom complete with roll top bath and finished with attractive range of tiling.

Stairs provide access to a large master bedroom with Juliet balcony & modern en-suite shower room.

Annex: Good sized lounge with French doors allowing lots of natural light to flow in, stairs lead down to a spacious dining kitchen consisting of a range of a base & wall units in white with contrasting worksurfaces. Two double bedrooms housed alongside the bathroom both finished with lovely fresh décor.

Externally the property benefits from wrap around landscaped gardens with Indian slate patio, lengthy gated driveway providing lots of off road parking.

A MUST SEE! CALL TODAY TO ARRANGE YOUR VIEWING!!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Unique Three Bedroom Detached Property With Separate Two Bed Self Contained Annex!!

Rating authority
Borough Council Tax Band D

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.

Tenure
Freehold