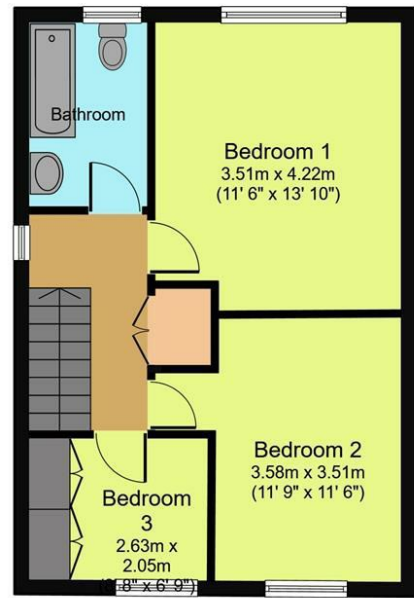


Ground Floor



First Floor

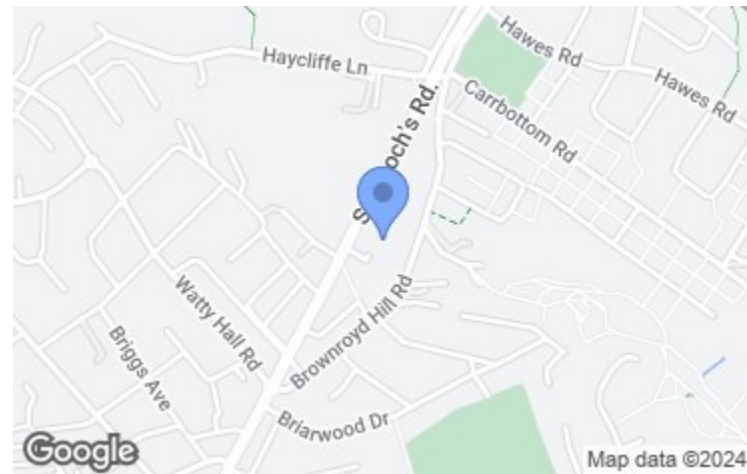
Created using Vision Publisher™



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	
		65	81

Viewing arrangements

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



Directions

See mapping.



Marbridge Court, Bradford, BD6 3BZ
Guide Price £250,000

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.



Marbridge Court, Bradford, BD6 3BZ



Spacious Three Bedroom Detached House ***
 Two Reception Rooms *** Ground Floor WC
 *** Cul-De-Sac Location *** Fantastic
 Transport Links *** Potential To Extend SSTP.

street parking and leads to a detached garage that has power and light connected. There are low maintenance south facing gardens to the side and rear which offer potential to extend the property SSTP.

Well presented and spacious three bedroom detached house situated in this hugely popular cul-de-sac location close to amenities, schools & with excellent transport links making it ideal for commuters.

The accommodation briefly comprises; Entrance hall with ground floor WC and stairs to access the first floor, spacious lounge with gas fire and open arch to access the dining room which in turn has patio doors to access the conservatory, kitchen with modern fitted wall and base units, oven, gas hob with extractor hood above and space for appliances. On the first floor the landing gives access to three bedrooms all with fitted wardrobes and the family bathroom with bath (shower over) low level WC and hand wash basin.

Outside; There is a driveway that provides off



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 Three bedroom detached house in a sought cul-de-sac location.

Rating authority
 Borough Council Tax Band C

Services
 INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
 Freehold