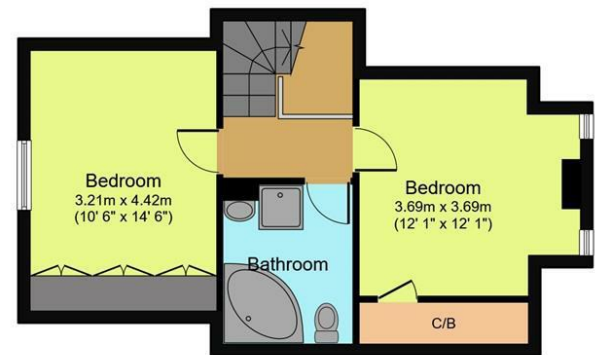


Ground Floor



First Floor

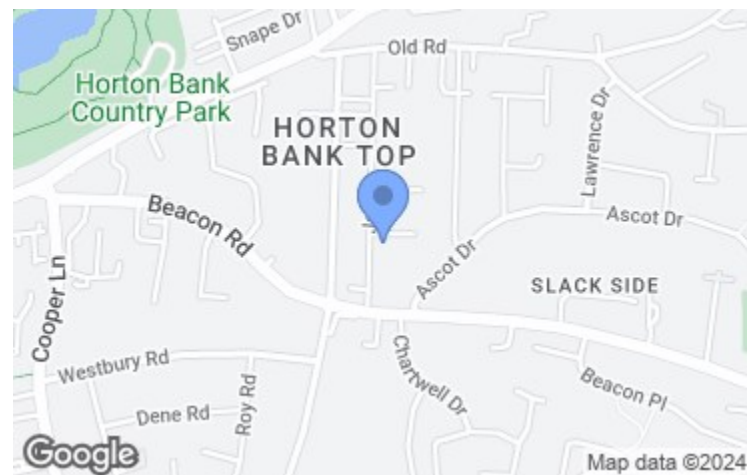
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

Viewing arrangements

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



Directions

See mapping.



Jer Lane, Bradford, West Yorkshire BD7 4NW
Guide Price £240,000

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.

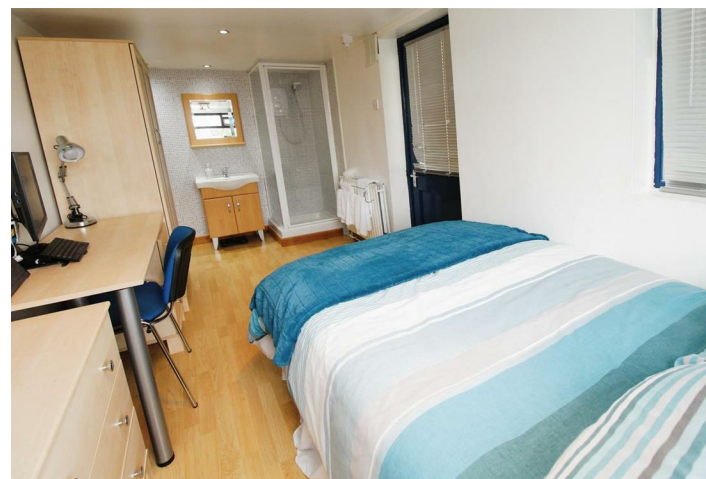


No Onward Chain *** Sought After Location
 *** Ground Floor Bedroom *** Potential To
 Extend SSTP *** Fantastic Transport Links ***
 Two Reception Rooms *** Driveway And
 Storage Garage.

Outside; There is a gated driveway at the front
 of the property that provides off street parking
 and a lawned garden with well stocked planting
 borders. There is an enclosed patio garden to the
 rear of the property with pedestrian access gate
 and a further driveway and a storage garage.

Spacious three bedroom detached house being
 sold with no onward chain. The property is
 situated close to local amenities, schools & has
 fantastic transport links making it an ideal base
 for commuting.

The accommodation briefly comprises;
 Entrance hall, ground floor bedroom/office
 with shower cubicle and hand wash basin,
 utility room with space and plumbing for a
 washing machine and tumble dryer,
 kitchen/diner with fitted wall and base units,
 free standing cooker, integrated fridge and space
 for a dishwasher, dining room, spacious lounge
 with windows to the front, rear and side of the
 property, ground floor WC. On the first floor the
 landing gives access to two double bedrooms
 and the family bathroom with corner bath, low
 level WC, shower cubicle and hand wash basin.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings
 Spacious three bedroom detached house being sold
 with no onward chain.

Rating authority
 Borough Council Tax Band D

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

Tenure
 Freehold