



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(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.

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.



**Brighton Adown, Bradford, Yorkshire BD6 3LF
 Offers In The Region Of £190,000**



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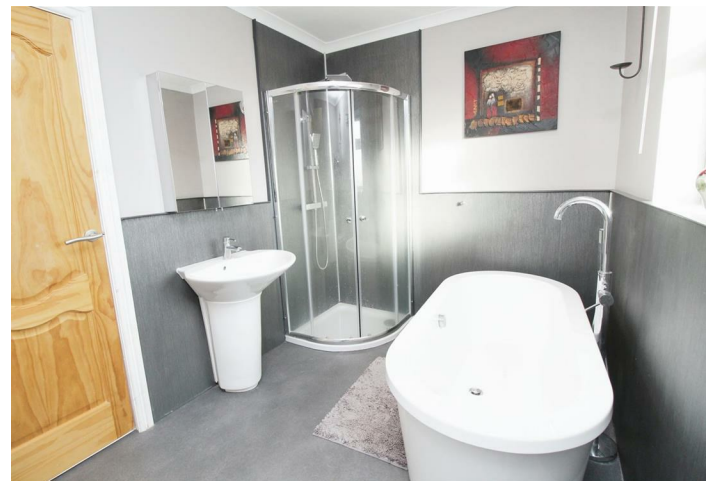
Well Presented Throughout *** Sought After Location *** Potential To Extend STPP *** Three Good Sized Bedrooms *** Driveway *** Large Garden *** Stunning Kitchen/Diner.

Three bedroom semi-detached house situated in a sought after location with close proximity to the array of shops in and around the Wibsey and Shelf villages including supermarkets, health centres, restaurants and many more. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

The accommodation briefly comprises; Entrance hall, spacious lounge with feature fireplace, stunning kitchen/diner with fitted wall and base units, breakfast island, integrated fridge/freezer, dishwasher, double oven, microwave, gas hob with an extractor hood above, space and plumbing for a washing machine and French doors to access the rear garden. On the first floor the landing gives access to three good sized bedrooms and the

modern family bathroom with bath, shower cubicle, low level WC and hand wash basin.

Outside; There is a driveway at front of the property that provides off road parking. The generous enclosed rear garden is mainly laid to lawn with a decked seating area and shed which will remain.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Extremely well presented three bedroom semi-detached in a sought after location.

Rating authority
Borough Council Tax Band A

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