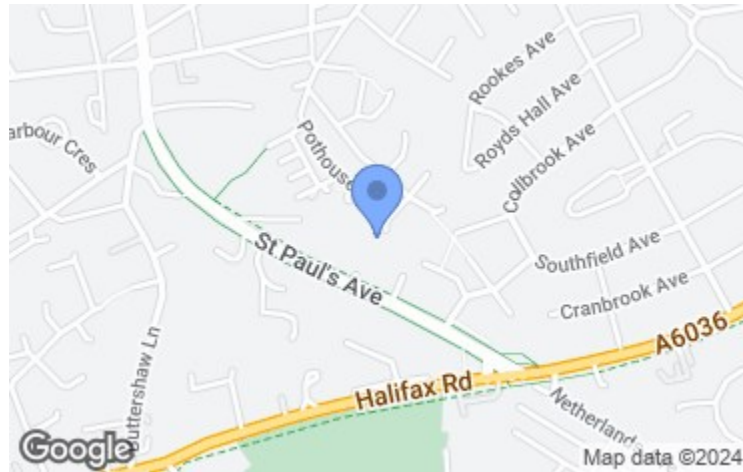




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.

Pot House Road, Bradford, BD6 1UD
Offers In Excess Of £260,000

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.



Pot House Road, Bradford, BD6 1UD



Sought After Cul-De-Sac Location *** Two Reception Rooms *** Garage And Driveway *** Close To Local Schools, Shops And Amenities *** Fantastic Transport Links *** Potential To Extend STPP.

Spacious three bedroom detached house (previously four bedrooms) located in a quiet cul-de-sac in Wibsey. The property is situated in close proximity to an array of village amenities including schools, health centres, supermarkets and restaurants. The property is conveniently located a few miles from the M62 motorway network, Low Moor train station and sits centrally on bus routes to Bradford, Halifax, Leeds and beyond.

The accommodation briefly comprise; Entrance hall with under stairs storage, lounge with French doors to access the rear garden, kitchen/diner with modern fitted wall and base units, space for appliances and a sliding door to access the sun room which in turn has a door to access the rear garden, ground floor bathroom with panel bath, low level WC and hand wash

basin. On the first floor the landing gives access to three good sized bedrooms and a shower room with shower cubicle, low level WC and hand wash basin.

Outside; There is a block paved driveway that provides off road parking and leads to a detached garage with power and light connected. There are gardens to four sides of the property which are mainly laid to lawn with a raised decked seating area and a patio.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Spacious three bedroom detached house in a sought after cul-de-sac location.

Rating authority
Borough Council Tax Band D

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