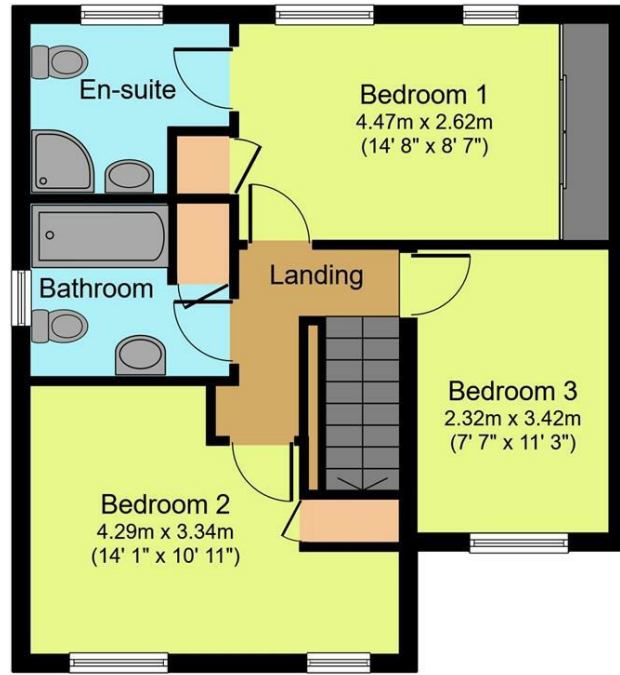


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		75	85

**Viewing arrangements**

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



**Directions**

See mapping.



**Siskin Drive, Bradford, BD6 3YQ**  
**Guide Price £230,000**

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.





Siskin Drive, Bradford, BD6 3YQ

 2  3  3

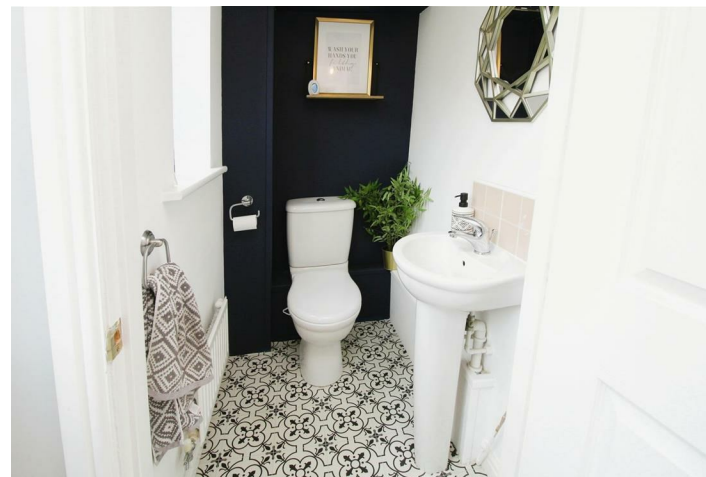
Sought After Location \*\*\* Master Bedroom With En-Suite \*\*\* Close To Local School And Amenities \*\*\* Low Maintenance Enclosed Rear Garden \*\*\* Modern Kitchen And Bathrooms.

Well presented and spacious three double bedroom end terrace located on the ever popular and sought after Westwood estate. Early viewing is strongly advised to avoid disappointment.

The accommodation briefly comprises; Entrance hall, kitchen/breakfast room with modern wall and base units, integrated dishwasher, fridge/freezer, double oven, five ring gas hob with extractor hood above and breakfast bar. The first reception room comprises of a generously sized dining area. The second reception provides a spacious lounge with traditional coving, built in gas fire place, French doors for access to the rear garden and access to the ground floor WC and utility room with with space and plumbing for a washing machine and tumble dryer. On the first floor the landing gives access to three double

bedrooms and the family bathroom with three piece white suite. The master bedroom comes with fitted wardrobes and en-suite shower room with double shower cubicle, low level WC and hand wash basin

Outside; There is a driveway providing off street parking and a well maintained low maintenance paved rear garden with grassed area and shed for outdoor storage.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Spacious three bedroom end-terrace house in a sought after location.

**Rating authority**  
Borough Council Tax Band

**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