

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Miroppx ©2023



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			
		68	82



Viewing arrangements

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

Directions

See mapping.



Collingham Avenue, Bradford, BD6 2AN
Guide Price £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.



Collingham Avenue, Bradford, BD6 2AN

 1  4  2

Extended Four Bedroom Semi-Detached House
 *** Beautifully Presented *** Ample Off Street Parking *** Solar Panels *** Ground Floor En-Suite Bedroom *** Planning Permission Granted.

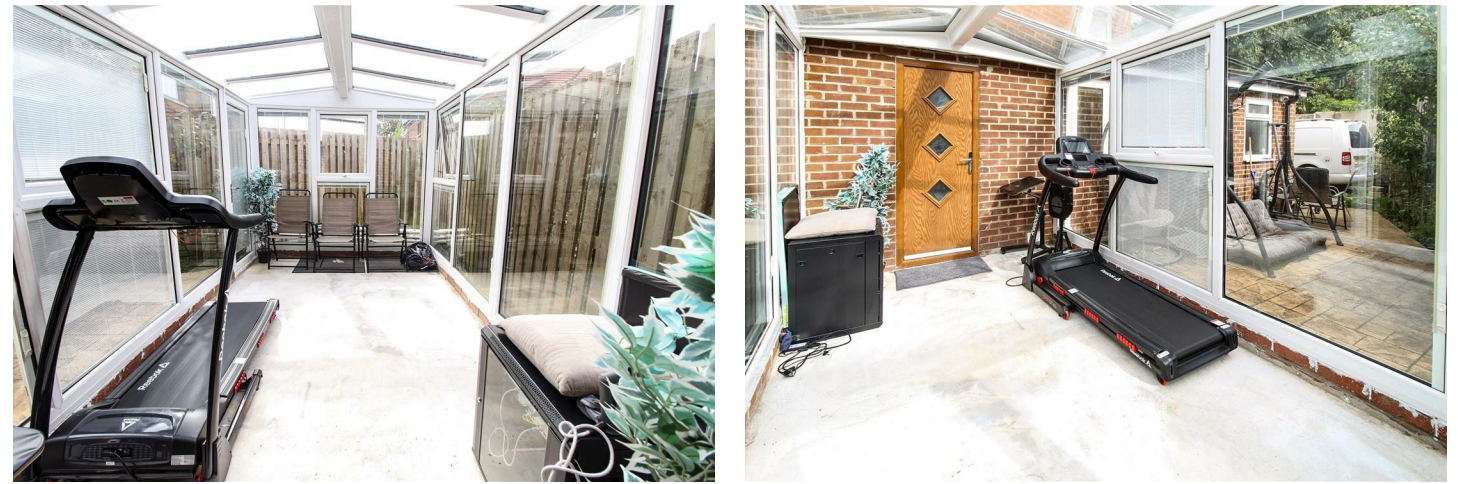
Situated in a sought after location with close proximity to the array of shops in and around the Wibsey and Shelf villages including supermarkets, health centres, restaurants, banks and many more. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus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

The property has been modernised to a very high standard, including decorated ceilings with double lighting, a high end luxury carpet that is now discontinued, marble floor finishing, solar panels, heated floors, gas central heating, oakwood utility with LED lighting, modern kitchen, utility room, jacuzzi baths and a CCTV setup with alarms providing extra security.

The accommodation briefly comprises;

Entrance hall with composite front door and a LED motion-sensor oakwood staircase, modern kitchen fitted with matching wall and base units with contrasting worktops, integrated fridge/freezer, dishwasher, sink with drainer, oven/grill, utility room with space and plumbing for a washing machine and tumble dryer, spacious lounge/diner with a suspended ceiling with fitted LED spotlights, ground floor bedroom with full-length mirrored wardrobes, en-suite shower room with corner shower, WC, wash basin and towel rail, conservatory with double doors onto the garden. On the first floor the landing gives access to two generous double bedrooms and a single bedroom all with fitted wardrobes and the family bathroom with bath (overhead shower), WC, wash basin and towel rail.

Outside; There is a paved garden to the front and rear of the property with surrounding trees and gated entrance.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Beautifully presented four bedroom semi-detached house.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>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.</p> <p>Tenure Freehold</p>
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