

Bradford Road, BD19

Approximate Gross Internal Area
91.1 sq m / 981 sq ft

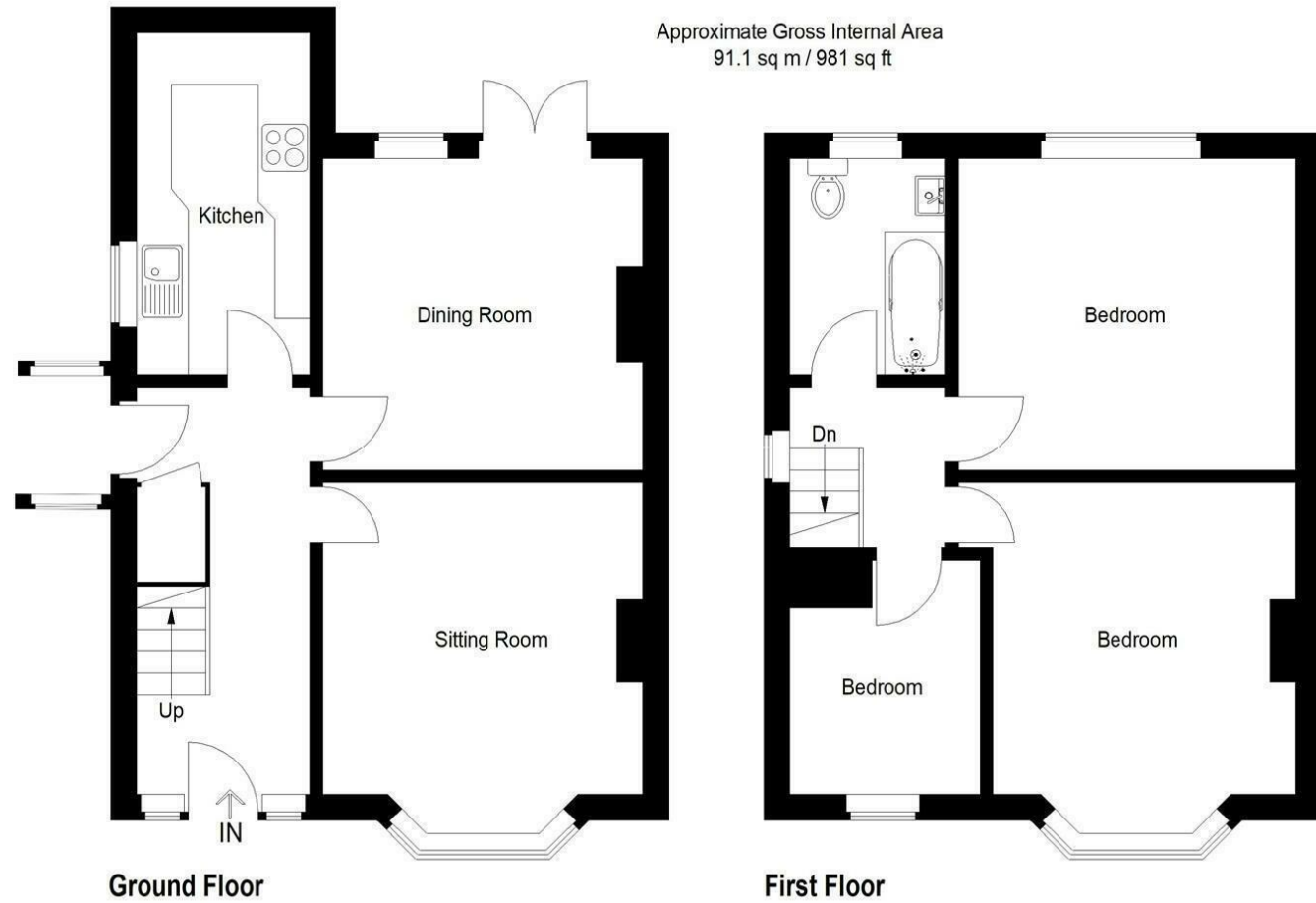
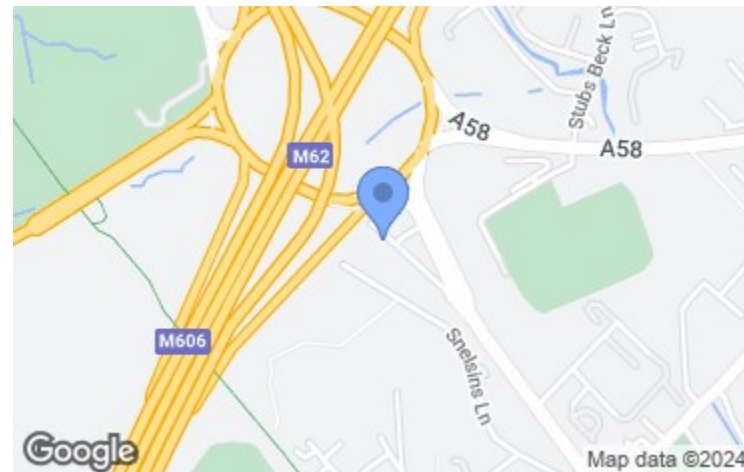


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2023 (ID 964620)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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		

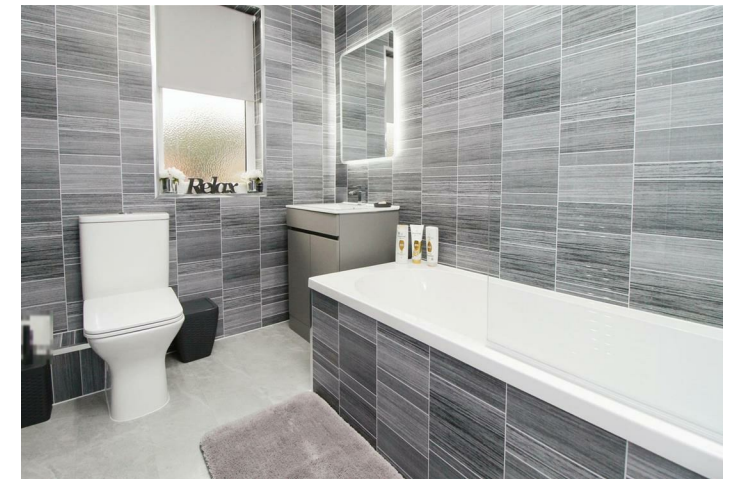


Viewing arrangements

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

Directions

See mapping.



Bradford Road, Cleckheaton, BD19 3UQ
Guide Price £235,000

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.



Bradford Road, Cleckheaton, BD19 3UQ

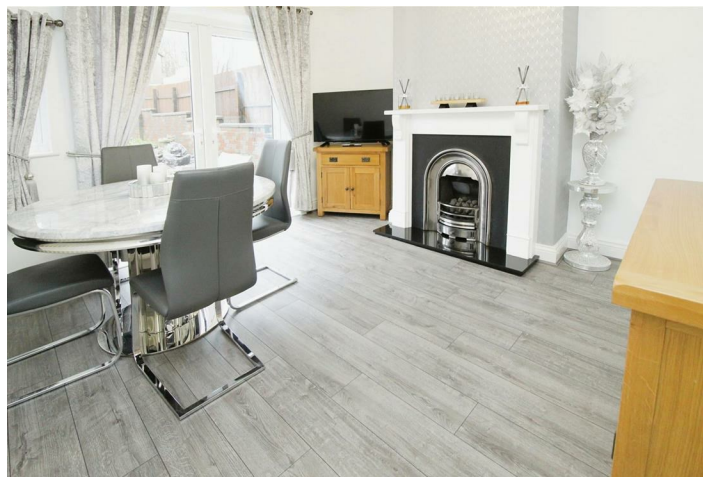
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Sought after location *** Two reception rooms
*** Modern kitchen and bathroom *** Fantastic
transport links *** Large gardens *** Driveway
*** Potential to extend STPP.

Beautifully presented three bedroom semi-detached house located in a popular cul-de-sac location. The property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from M62, A58 and many local bus routes.

The accommodation briefly comprises;
Entrance hall with large storage cupboard under stairs, kitchen with modern fitted wall and base units, integrated fridge/freezer, dishwasher, washing machine, oven, induction hob with extractor hood above, dining room with gas fire and French doors to access the rear garden, lounge with gas fire and bay window. On the first floor the landing gives access to three bedrooms and the recently refitted family bathroom with panel bath (shower over) low level WC and vanity hand wash unit.

Outside; There is a driveway providing off road parking and a lawned garden to the front of the property. The generous enclosed south west facing rear garden has a lawned area, patio seating area and a storage 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 house in sought after location.

Rating authority
Borough Council Tax Band B

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