

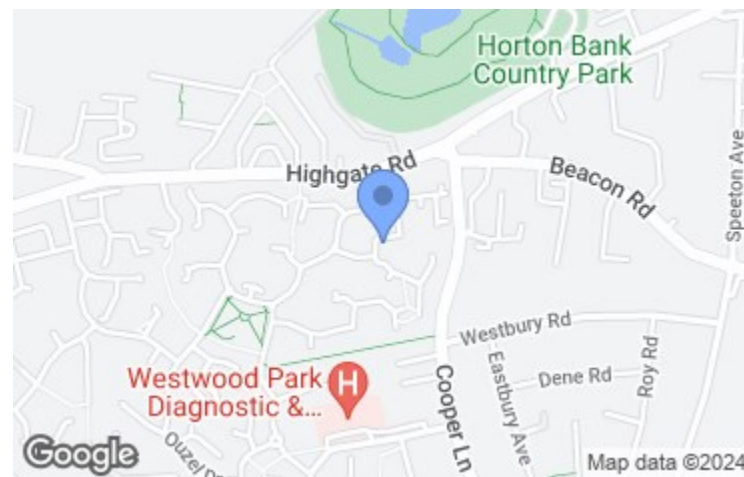
Total floor area 116.3 m² (1,252 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(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.



Chelker Close, Bradford, BD6 3WE
Offers In The Region Of £245,000

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.



Chelker Close, Bradford, BD6 3WE



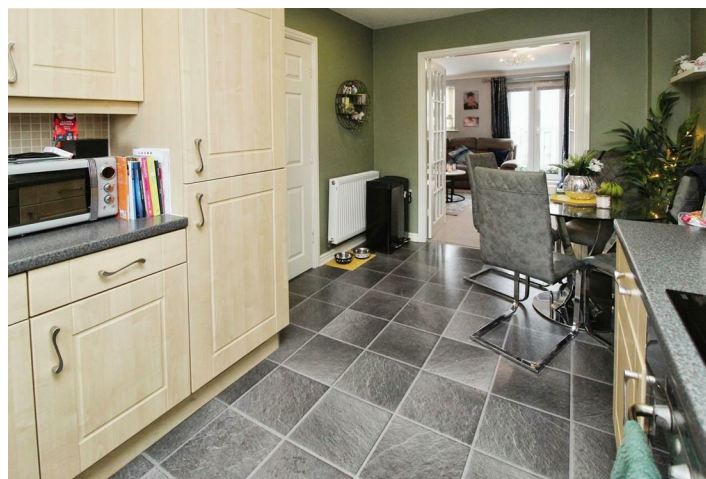
Sought After Location *** Three Bathrooms ***
 Driveway *** Low Maintenance Garden ***
 Two Reception Rooms *** Located on
 Westwood Park Development *** Good
 Transport Links.

Well presented and spacious 4/5 bedroom semi-detached house located on the ever popular and sought after Westwood Park development. Early viewing is strongly advised to avoid disappointment.

The accommodation briefly comprises;
 Entrance hall with under stairs storage, utility room with space and plumbing for appliances, ground floor shower room with shower cubicle, low level WC and hand wash basin, second reception room, bedroom four with French doors to access the rear garden. On the first floor the landing gives access to a spacious lounge with Juliet balcony, kitchen/diner with modern fitted wall and base units, integrated fridge/freezer, electric oven and hob with extractor hood above. On the second floor the landing gives access the master bedroom with

en-suite shower room, two further bedrooms and the family bathroom with modern three piece suite.

Outside; There is a driveway providing off street parking to the front of the property. The enclosed low maintenance rear garden has an artificial lawn and a composite decked seating area.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings
 Well presented and spacious four bedroom semi-detached house.

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