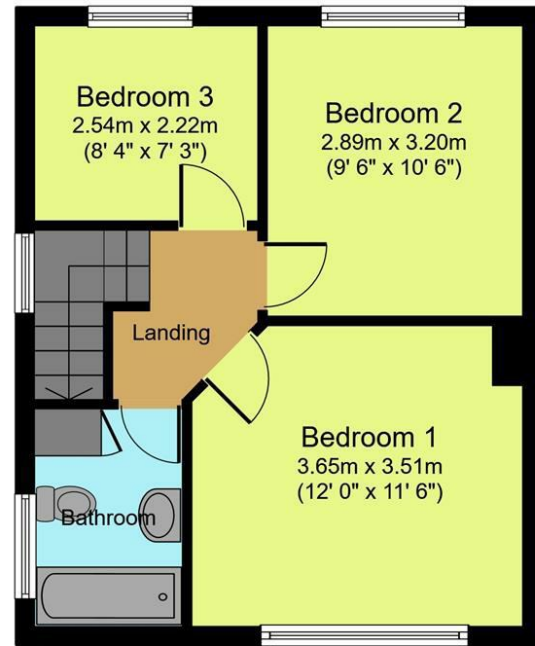


Ground Floor



First Floor

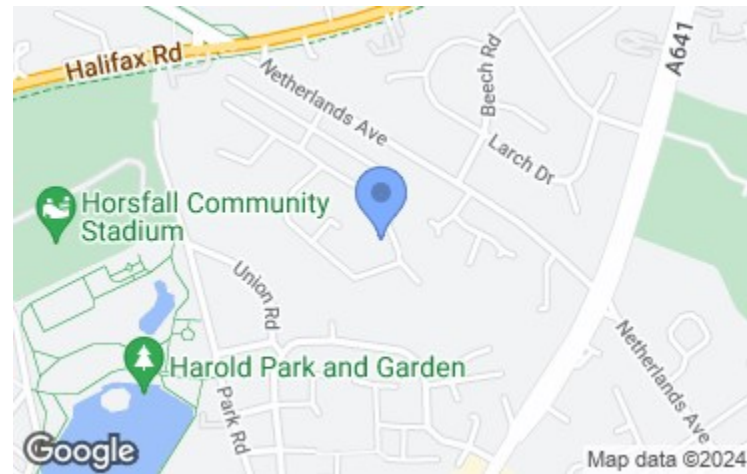
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(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.



St. Abbs Drive, Bradford, BD6 1EN
Offers In Excess Of £190,000

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.



St. Abbs Drive, Bradford, BD6 1EN

 1  3  1

No Onward Chain *** Sought After Location
 *** Good Transport Links *** Close To Local
 Schools, Shops And Amenities *** Garage And
 Driveway *** Potential To Extend STPP.

Three bedroom semi-detached house in a
 sought after location being sold with no onward
 chain. The property 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; Entrance hall with
 under stairs storage, spacious lounge/diner with
 wood burner and French doors to access the
 conservatory which in turn has French doors to
 access the rear garden, kitchen with fitted wall
 and base units, range cooker with extractor
 hood above, integrated fridge/freezer and space
 for appliances. On the first floor the landing
 gives access to three good sized bedrooms and

the family bathroom with panel bath (shower
 over) low level WC and hand wash basin.

Outside; There is a garage and a driveway
 which provides off road parking. There is a
 mature garden to the rear on three tiers with
 plenty of shrubs, decked and paved seating
 areas, plus greenhouse which is to remain.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings
 Three bedroom semi-detached house in a sought
 after location being sold with no onward chain.

Rating authority
 Borough Council Tax Band C

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