



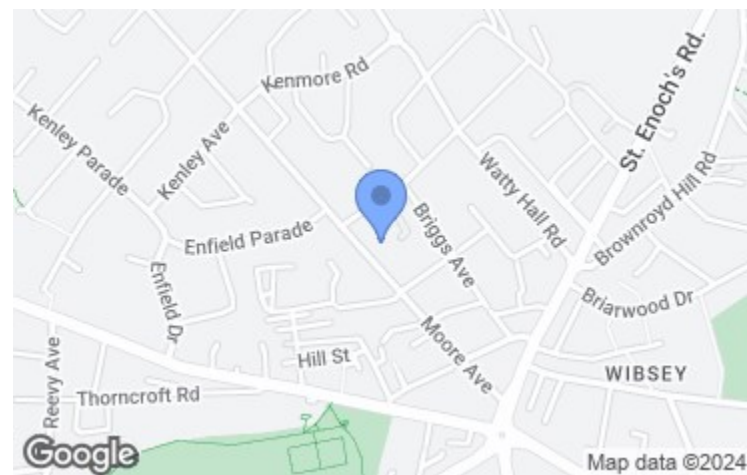
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

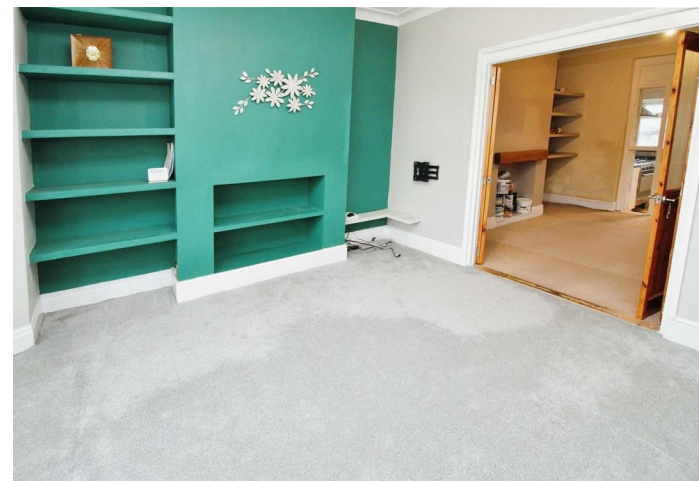
Viewing arrangements

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



Directions

See mapping.



Moore Avenue, Bradford, BD6 3HT
Price Guide £200,000

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.



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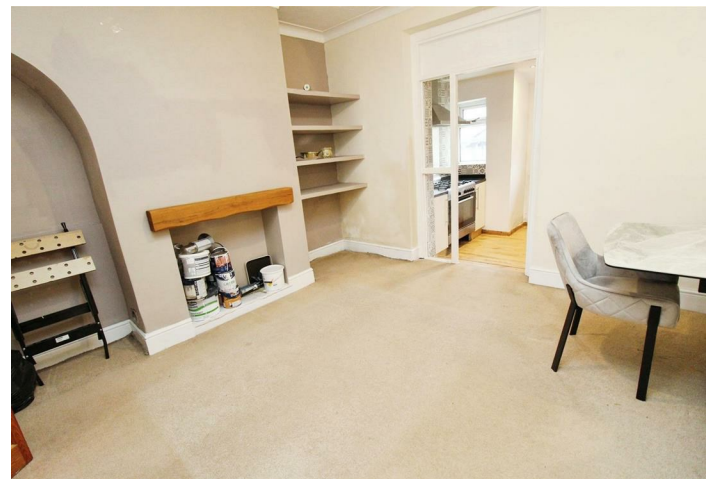
No Onward Chain *** Highly Sought After Moore Avenue *** Two Reception Rooms *** Gated Driveway *** Four Bedrooms *** Close To Local Shops And Amenities *** Good Transport Links.

Extended four bedroom town house in sought after location being sold with no onward chain. The property is 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 comprises; Porch, entrance hall, lounge with bay window and media wall, spacious dining room with feature fireplace, kitchen with modern fitted wall and base units, space for appliances and a door to access the rear garden. On the first floor the landing gives access to two good sized double bedrooms both with fitted wardrobes, a single bedroom and the family bathroom with panel

bath (shower over) low level WC and hand wash basin. Finally on the second floor there is a further double bedroom with fitted wardrobes and a Velux window.

Outside: There is a gated driveway that provides off road parking to the front of the property and a low maintenance enclosed garden to the rear.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Extended four bedroom Town House in highly sought after Moore Avenue in Wibsey.

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