



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See mapping.



**Frensham Grove, Bradford, BD7 4AN**  
**Offers Over £180,000**

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.



Frensham Grove, Bradford, BD7 4AN

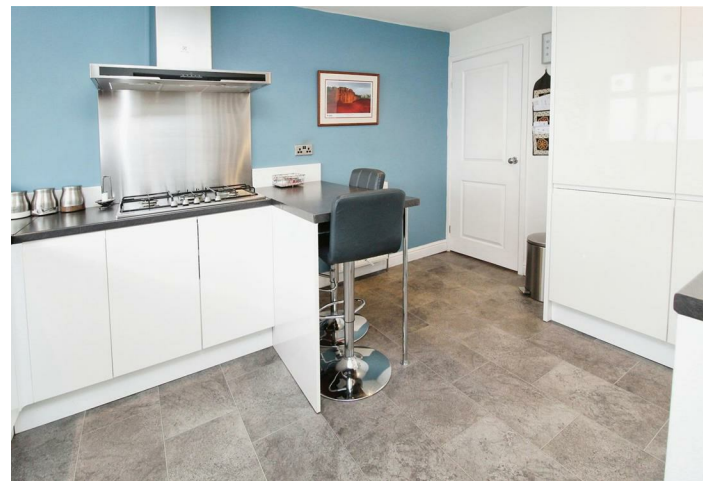
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Sought After Cul-De-Sac Location \*\*\* Stunning Far Reaching Panoramic Views \*\*\* Two Double Bedrooms \*\*\* Double Length Garage \*\*\* South Facing Low Maintenance Garden \*\*\* Wet Room.

Outside; There is a double length garage with up and over door and power and light connected. The gardens are low maintenance with patio seating areas and well stocked planting beds.

Well presented two double bedroom semi-detached bungalow in a sought after cul-de-sac location. 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; Entrance porch, kitchen/breakfast room with modern fitted wall and base units, breakfast bar, double oven, five ring gas hob with extractor hood above, integrated fridge/freezer and space for a washing machine and dishwasher, spacious lounge/diner with gas fire, wet room with walk in shower, low level WC and hand wash basin, master bedroom with fitted wardrobes and a further double bedroom with fitted wardrobes and patio doors to access the rear garden.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Well presented two double bedroom semi-detached bungalow with stunning panoramic far reaching views.

**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