



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</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.

**Stainbeck Gardens, Bradford, BD6 2AX**  
**Offers In The Region Of £169,950**

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.



Stainbeck Gardens, Bradford, BD6 2AX



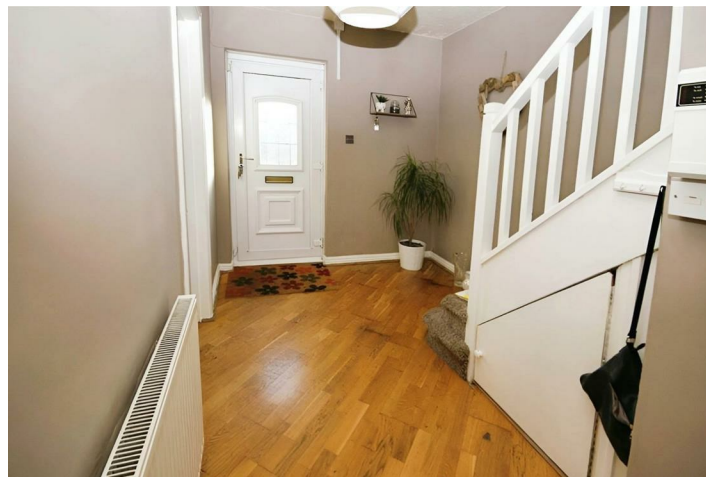
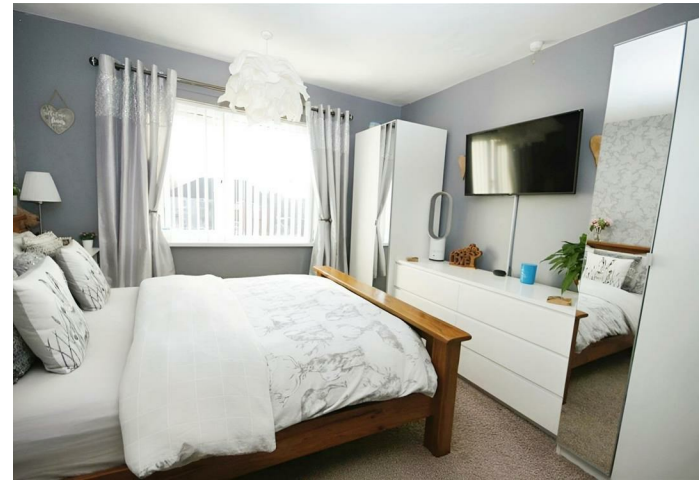
No Onward Chain \*\*\* Potential To Extend STPP \*\*\* Sought After Location \*\*\* Close To Local Schools, Shops And Amenities \*\*\* Generous Gardens \*\*\* Good Transport Links \*\*\* Gated Driveway And Garage.

Three bedroom semi-detached house in a 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; Entrance hall with under stairs storage, kitchen/diner with modern wall and base units, integrated oven, gas hob with extractor hood above and space for appliances, spacious lounge with dual aspect windows to the front and rear. On the first floor the landing gives access to three bedrooms and the family bathroom with

panel bath (shower over) low level WC and hand wash basin.

Outside; There is a gated driveway that provides ample off road parking and a garage which is ideal for storage. The enclosed rear garden is mainly laid to lawn and has mature shrubs and trees.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three bedroom semi-detached house being sold with no onward chain.

Rating authority  
Borough Council Tax Band A

Services  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold