



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

See mapping.



Viewing arrangements

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

Carr Bottom Road, Bradford, BD5 9AH
Guide Price £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.



Carr Bottom Road, Bradford, BD5 9AH

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No Onward Chain *** Potential To Extend ***
 Close To Local Schools, Shops And Amenities
 *** Good Transport Links *** Sought After
 Location *** Plenty Of Potential *** Large
 Garden.

Three bedroom detached house in a sought after location being sold with no onward chain. The property is located close to good schools, shops and amenities and early viewing is strongly advised to avoid disappointment.

The accommodation briefly comprises;
 Entrance hall, spacious lounge/diner with feature fireplace and patio doors to access the rear garden, kitchen with wall and base units, free standing cooker, space for appliances and an under stairs storage cupboard. 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 garden to the front of the property with gated access and a generous

garden to the rear of the property with patio seating area, lawned area and mature planting borders. There is a garage to the rear of the property and on road parking is available.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

<p>Fixtures & fittings Three bedroom detached house in sought after location being sold with no onward chain.</p> <p>Rating authority Borough Council Tax Band C</p>	<p>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.</p> <p>Tenure Freehold</p>
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