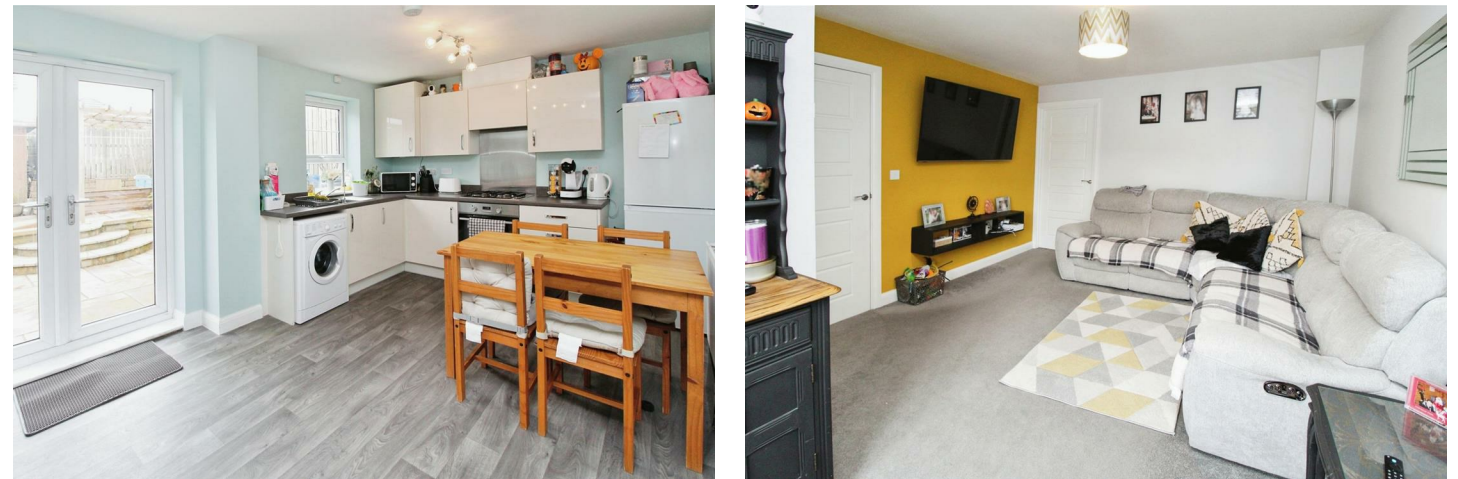
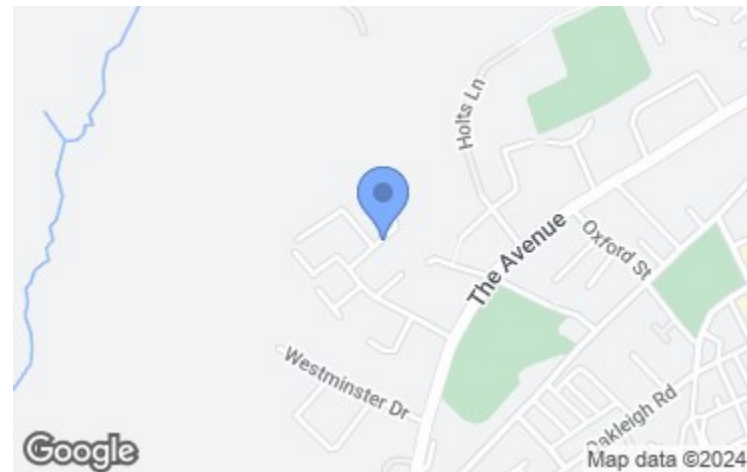




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Rambling Walk, Bradford, BD14 6FD
Guide Price £210,000

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.



Rambling Walk, Bradford, BD14 6FD

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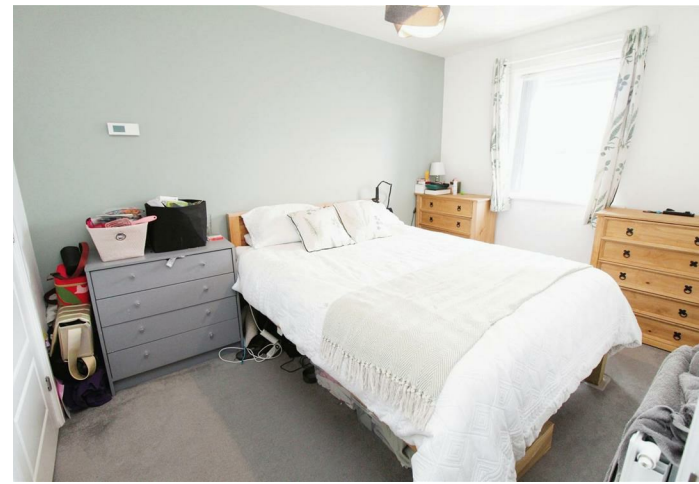
Sought After Village Location *** Close To Local Schools, Shops And Amenities *** Ground Floor WC, Family Bathroom And En-Suite *** Low Maintenance Garden *** Driveway For Two Cars *** Good Transport Links.

Modern three bedroom semi-detached house in sought after village location. The property is situated within easy reach of local amenities, schools, and transportation links, this home offers a convenient lifestyle for its residents. Whether you're commuting to work, exploring the City, or enjoying the nearby green spaces, this location provides a perfect balance of tranquility and accessibility.

The accommodation briefly comprises; Entrance hall with door to access the ground floor WC, spacious lounge, kitchen/diner with modern fitted wall and base units, integrated oven, gas hob with extractor hood above, space for appliances and French doors to access the rear garden. On the first the landing gives access to three bedrooms (master en-suite) and the family bathroom with modern white three

piece suite.

Outside; There is a driveway to the front of the property that provides off road parking for two cars. The enclosed low maintenance south east facing rear garden has a patio seating area, decked area and a summer house which will remain.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Modern three bedroom semi-detached house located in the sought after village of Clayton.</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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