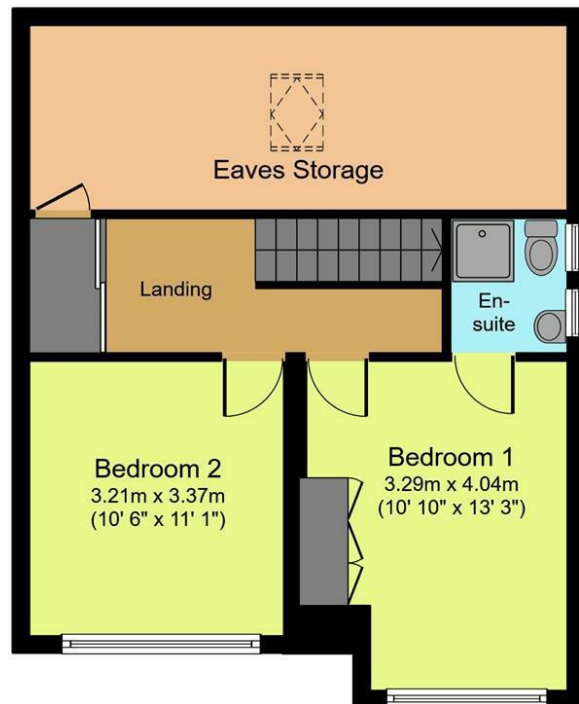


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.



Common Road, Bradford, BD12 0TN
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.



Common Road, Bradford, BD12 0TN



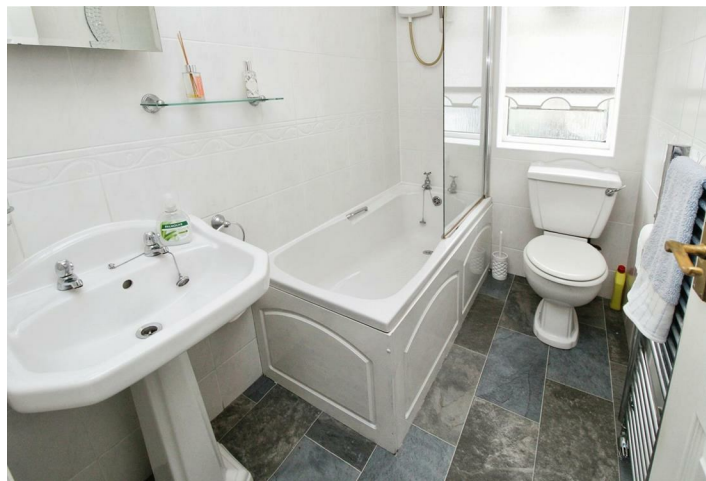
No Onward Chain *** Sought After Location
 *** Fantastic Transport Links *** Potential To
 Extend STPP *** Garage And Driveway ***
 Two Reception Rooms *** Close To Local
 Schools, Shops And Amenities.

Spacious two double bedroom semi-detached house located in the popular residential area of Low Moor with only a short drive to Wyke village with all its amenities. The M62 network is within close proximity, providing access to the nearby cities of Leeds and Manchester. Excellent primary and secondary schools are also easily accessible.

The accommodation briefly comprises; Entrance hall with built in storage, ground floor bathroom with panel bath (shower over), low level WC and hand wash basin, kitchen/breakfast room with fitted wall and base units, breakfast bar, free standing cooker and space for appliances, sun room with door to access the rear garden, spacious lounge/diner with electric fire. On the first floor the landing has built in storage and gives access to two good

sized double bedrooms (master en-suite).

Outside; There is a gated driveway that provides ample off street parking and leads to a garage with power and light connected. The rear garden has a patio seating area, lawned area, well stocked borders and a stream that runs across the bottom of the garden.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Two double bedroom semi-detached house 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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