



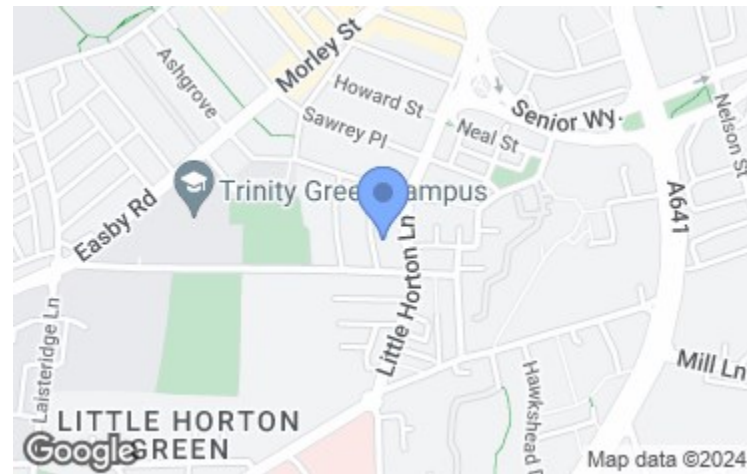
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Viewing arrangements

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



Directions

See mapping.



Little Horton Lane, Bradford, BD5 0HU
Guide Price £500,000

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.



No Onward Chain *** Development Potential
 *** Good Transport Links *** Ample Off Road
 Parking *** In Need Of Modernization ***
 Substantial Grade II Listed Detached Property
 *** Close To Local Shops And Amenities ***
 Five Bedrooms *** Five Reception Rooms ***
 Four Bathrooms.

Substantial Grade II Listed five bedroom
 detached property with development potential
 being sold with no onward chain. The property
 is situated within this popular residential
 location, close to the city center, college,
 university and many local amenities.

The accommodation briefly comprises on the
 ground floor; Entrance hall, kitchen/diner with
 fitted wall and base units, range cooker with
 extractor hood above and space for appliances,
 five generous reception rooms and two ground
 floor WC's. On the first floor there is three
 double bedrooms (two en-suite) the family
 bathroom and a utility room. On the second
 floor there is two further double bedrooms and
 a shower room.

Outside; There is a driveway to the front of the
 property that provides ample off road parking
 and to the rear there is a garage and a lawned
 garden.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings

Substantial Grade II Listed five bedroom detached property
 with development potential being sold with no onward chain.

Rating authority
 Borough Council Tax Band A

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