



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(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.



Cover Drive, Bradford, BD6 3QS
Offers Over £320,000

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.



Cover Drive, Bradford, BD6 3QS



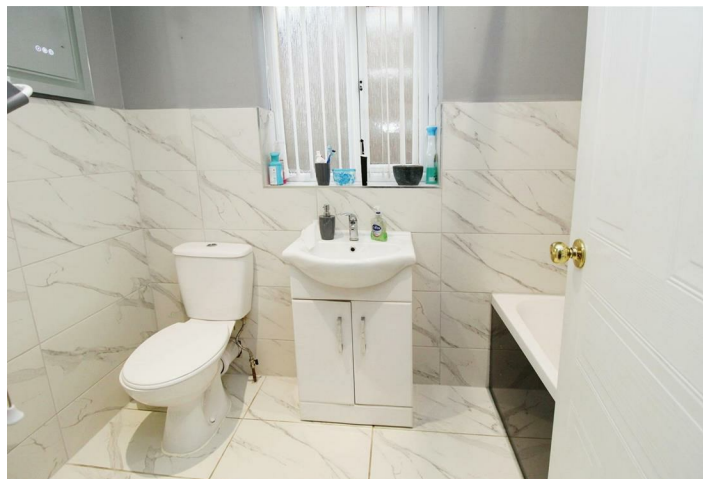
Sought After Wibsey Location *** Walking Distance To Local Shops And Amenities*** Double Driveway *** Open Plan Kitchen/Living Room *** Two Reception Rooms *** Fantastic Transport Links *** Four Bed Detached Family Home.

Spacious four bedroom detached family home situated in a highly sought after location within close proximity to the array of shops in and around the local village including supermarkets, health centres and restaurants. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

The accommodation briefly comprises; Entrance hall/utility area, lounge with bay window to the front, spacious open plan kitchen/family room with modern wall and base units, range cooker with extractor hood above, space for appliances and patio doors to access the conservatory which in turn has French doors to access the rear garden. On the first floor the landing gives access to the master

bedroom with fitted wardrobes and an en-suite shower room, three further good sized bedrooms and the family bathroom with panel bath (shower over) low level WC and vanity hand wash unit.

Outside: To the front of the property is a paved double driveway and a lawned garden. Whilst to the rear is a lawned garden with border plating areas and a paved patio seating area.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Spacious four bedroom detached family home in a sought after location.

Rating authority
Borough Council Tax Band D

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