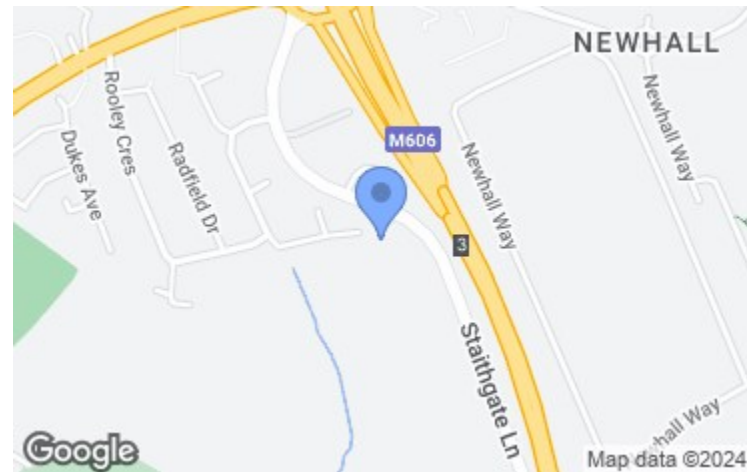


Ground Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>72</b>	
	EU Directive 2002/91/EC		



**Directions**

See mapping.



**Viewing arrangements**

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

**Newhall Drive, Bradford, BD6 1DG  
Offers In The Region Of £240,000**

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.



Newhall Drive, Bradford, BD6 1DG

 1  2  1

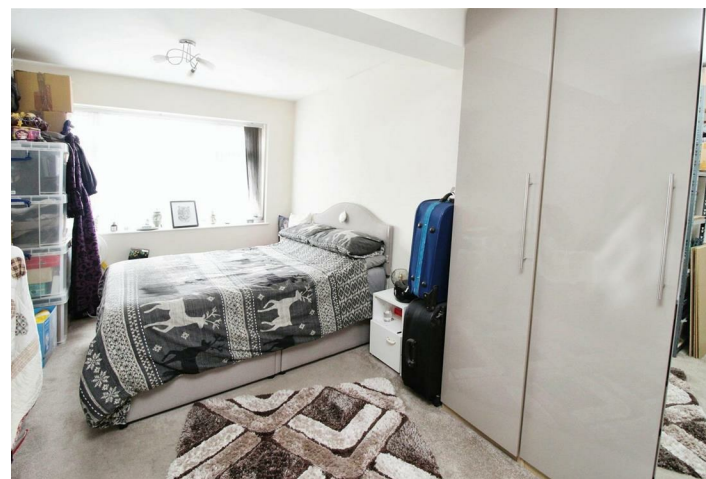
Highly Desirable Cul-De-Sac Location \*\*\*  
 Garage And Driveway \*\*\* Extended Semi-Detached Bungalow \*\*\* Two Double Bedrooms \*\*\* Modern Kitchen And Bathroom \*\*\*  
 Generous Gardens \*\*\* Good Transport Links.

rear of the property and a summer house which will remain.

Extended two bedroom semi-detached bungalow in a highly desirable cul-de-sac location. The property is well placed for many local amenities and on the doorstep of the Motorway Network M606/M62.

The accommodation briefly comprises; Entrance hall, kitchen with modern fitted wall and base units, integrated fridge/freezer, oven, electric hob with extractor hood above and space for appliances, spacious lounge/diner with bay window to the front, two double bedrooms and the family bathroom with panel bath, low level WC and hand wash basin.

Outside; There is a gated driveway that provides ample off street parking and leads to a detached garage with power and light connected. There are generous lawned gardens to the front and



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
 Extended two double bedroom semi-detached bungalow in a highly desirable location.

**Rating authority**  
 Borough Council Tax Band C

**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