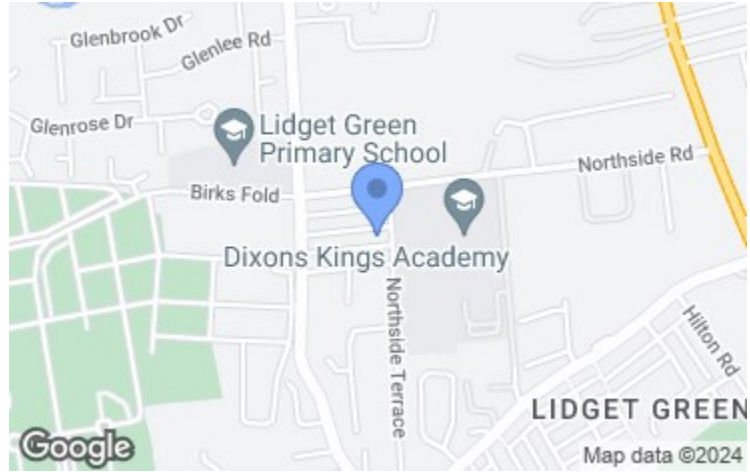




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewing arrangements**

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

**Directions**

See mapping.



**Glendare Road, Bradford, BD7 2QL**  
**Guide Price £145,000**

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.





Glendare Road, Bradford, BD7 2QL

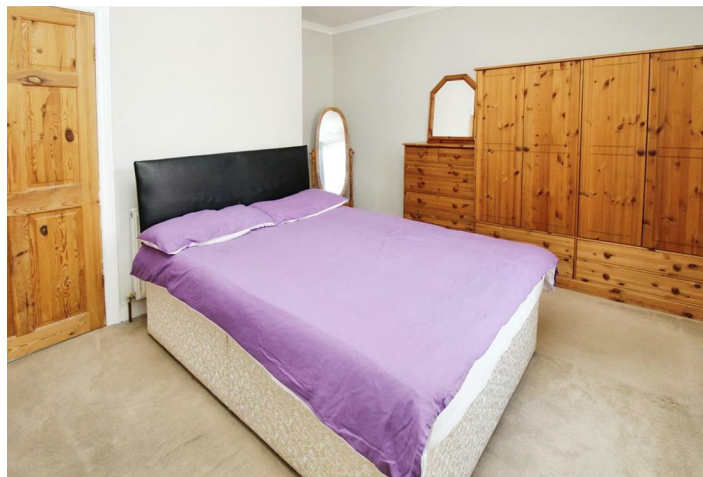


Ideal First Time Buy Or Investment \*\*\* Sought After Location \*\*\* Close To Local Shops And Amenities \*\*\* Driveway \*\*\* Three Bedrooms \*\*\* Cellar For Storage.

Three bedroom terrace house in sought after location. The property is located close to local shops and amenities. Bradford and Leeds city centres are within easy reach making it ideal for commuters.

The accommodation briefly comprises; Lounge with gas fire, spacious kitchen/diner with fitted wall and base units, free standing cooker, space for appliances and a doors to access the cellar and rear garden. On the first floor the landing gives access to two double bedrooms and the family bathroom with panel bath (shower over) low level WC and hand wash basin. There is a further generous double bedroom on the second floor.

Outside; There is a low maintenance garden to the front of the property and to the rear is a gated driveway providing off road parking for one car.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three bedroom terrace house in sought after location.

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