



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>73</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>                  | EU Directive 2002/91/EC |           |



**Directions**

See mapping.



**Viewing arrangements**

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

**Winscar Avenue, Bradford, BD6 3WX**  
**Chain Free £190,000**

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.



Winscar Avenue, Bradford, BD6 3WX

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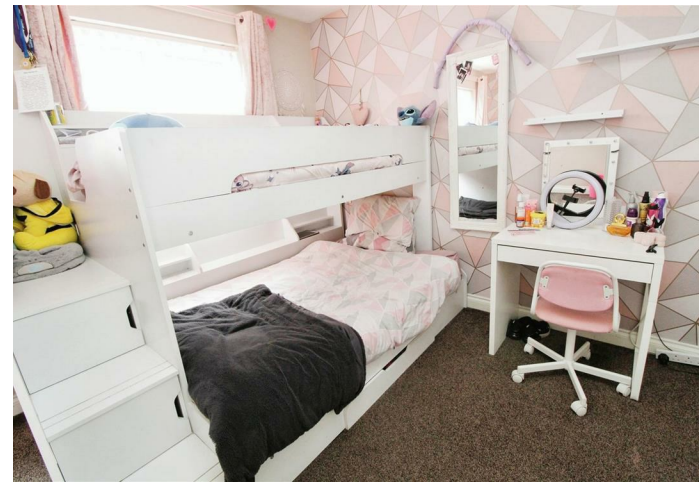
No Onward Chain \*\*\* Sought After Westwood Park Location \*\*\* Garage And Driveway \*\*\* Well Presented Throughout \*\*\* Low Maintenance Garden \*\*\* Modern Kitchen And Bathrooms \*\*\* Ground Floor Bedroom And Shower Room.

Well presented three bedroom town house located in a sought after cul-de-sac on the popular Westwood Park development. Early viewing is strongly advised to avoid disappointment.

The accommodation briefly comprises on the ground floor; Entrance hall with under stairs storage and a door to access the integral garage, shower room with shower cubicle, low level WC and vanity hand wash unit, double bedroom and utility room with space and plumbing for a washing machine and tumble dryer. On the first floor the landing gives access to the spacious lounge with a media wall, kitchen/diner with modern wall and base units, electric oven, gas hob with extractor hood above, integrated fridge/freezer and wine

cooler. On the second floor the landing gives access to the master bedroom with fitted wardrobes, and en-suite shower room, a further double bedroom and the family bathroom with bath, low level WC and vanity hand wash unit.

Outside; There is a garage and driveway providing off street parking to the front of the property. The low maintenance enclosed rear garden has blocked paved seating area, decked area and artificial lawn.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Three bedroom town house being sold with no onward chain.

**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