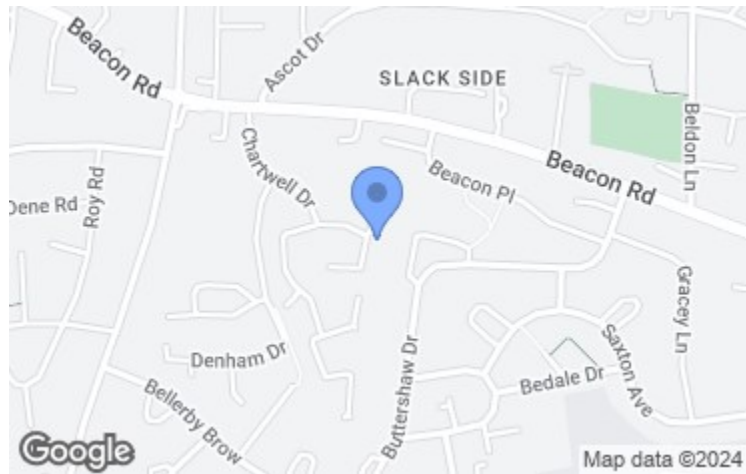




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See Mapping.



**Wyre Close, Bradford, BD6 3DN  
 Offers In The Region Of £70,000**

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.





**\*\* First Floor One Bed Apartment \*\* Spacious open Plan Lounge/Kitchen \*\* Modern Development With Amenities \*\* No onward Chain \*\* Allocated Parking \*\* Sought After Location \*\* Ideal First Time Buy Or Investment \*\***

Modern one bedroom ground floor apartment in sought after location being sold with no onward chain. The property is situated close to local amenities, schools & has fantastic transport links making it an ideal base for commuting.

The accommodation briefly comprises; Communal entrance hall with secure access. Spacious open plan kitchen/living room with a range of Pear wood base and units with complimentary worktops, inset stainless steel sink with mixer tap and ceramic mosaic tiled splash back. Integrated oven, gas hob with extractor hood above, storage pantry housing fridge/freezer and space for washing machine, Finished with light décor and dark oak laminate flooring.

The bathroom has a white three piece suite with panel bath tub over gas shower with glass splash screen and low level WC and hand wash pedestal, finished with ceramic tiling and cushion flooring. The double bedroom has light décor, vanity mirror and fitted carpet.,

Outside; Provides one allocated parking space and communal gardens.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Ideal First Home Or Investment being sold with no onward chain.

**Rating authority**  
Borough Council Tax Band A

**Services**  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Leasehold