



Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.



**Beanland Gardens, Bradford, BD6 3PP**

**£130,000**

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.





Beanland Gardens, Bradford, BD6 3PP



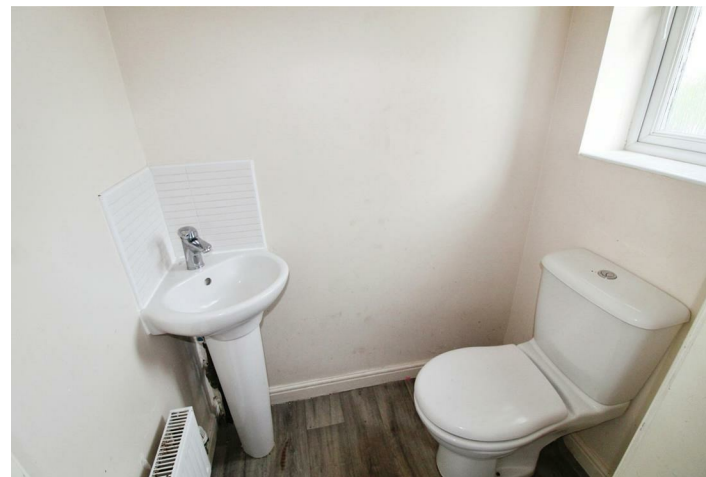
Ideal First Time Buy Or Investment \*\*\* No Onward Chain \*\*\* Sought After Location \*\*\* Fantastic Transport Links \*\*\* Cul-De-Sac Location \*\*\* Driveway.

Two bedroom modern terraced house situated in close proximity to an array of village amenities including schools, health centres, supermarkets and restaurants. The property is conveniently located a few miles from the M62 motorway network, Low Moor train station and sits centrally on bus routes to Bradford, Halifax, Leeds and beyond.

The accommodation briefly comprises; Entrance hall with ground floor WC, lounge with under stairs storage cupboard, kitchen/diner with wall and base units, oven, gas hob with extractor hood above, space for appliances and French doors to access the rear garden. On the first floor the landing gives access to two bedrooms and the family bathroom with modern three piece suite.

Outside; There is a driveway at the front of the

property that provides off street parking. The enclosed rear garden is mainly laid to lawn with a patio seating area and a shed which will remain.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

**Fixtures & fittings**  
Two bedroom terrace house being sold with no onward chain.

**Rating authority**  
Borough Council Tax Band B

**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