



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.



Brearcliffe Street, Bradford, BD6 2LD
Offers Over £315,000

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.



Brearcliffe Street, Bradford, BD6 2LD



Stone Detached ** Four Bedrooms ** Sought After Location ** Modern Kitchen/diner And Bathroom ** Original Features ** Ground Floor WC & Utility Room ** Driveway. A substantial and well-presented four-bedroom detached property. Benefiting from original character with modern, fixtures and fittings throughout. Situated in a prominent position, located off Halifax Road ideal for commute to neighbouring towns and cities, with good public transport links and many amenities within close proximity.

The accommodation briefly comprises; Entrance to front and side, side entrance into games room with PVCu panelled ceiling with recessed lighting, French doors and oak laminate flooring. Useful utility room fully plumbed for appliances and a door to access the ground floor W.C., Spacious kitchen/lounge with mullion sash windows, inset log burner to chimney breast, deep set cornice ceiling, rose, skirting boards and finished with laminate flooring.

The kitchen area is fitted with white base and wall units, butchers block solid wood worktops, with inset stainless steel sink with ceramic tiled splashbacks. integrated double oven, induction hob

with extractor hood above, space for a fridge/freezer & dishwasher. Breakfast bar with exposed brick with butcher block top, over Industrial lighting along with recessed LED lights, kick plinth heater.

The Second reception room has feature slate surround with marble hearth, living flame effect fire, mullion sash window, coved ceiling, picture rail and carpet flooring. There is also a cellar which is ideal for storage.

On the first floor the landing gives access to four bedrooms and the family bathroom with jacuzzi bath (shower over) vanity hand wash unit and low level WC. Bedroom 1 has original marble & cast Iron surround.

Outside; There is a driveway which provides off street parking. The landscaped garden has a lawned section and paved raised patio seating area with wrought Iron balustrade with access to the side of the property.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well presented four bedroom detached house in sought after location.

Rating authority
Borough Council Tax Band D

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