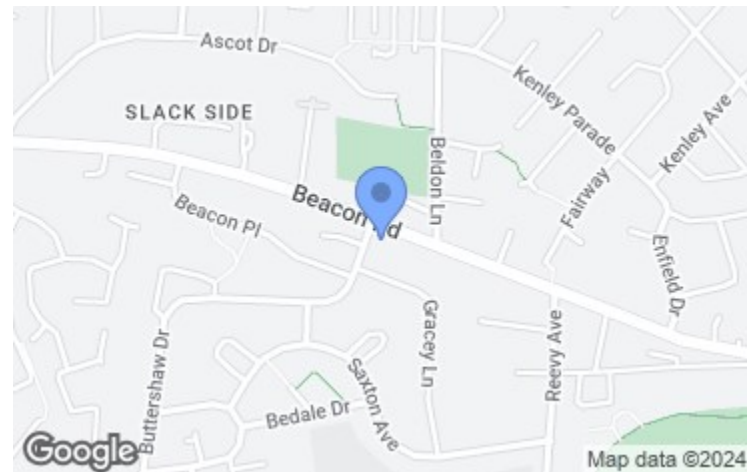


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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.



**Beacon Road, Bradford, BD6 3DX**  
**Guide Price £250,000**

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.





Beacon Road, Bradford, BD6 3DX



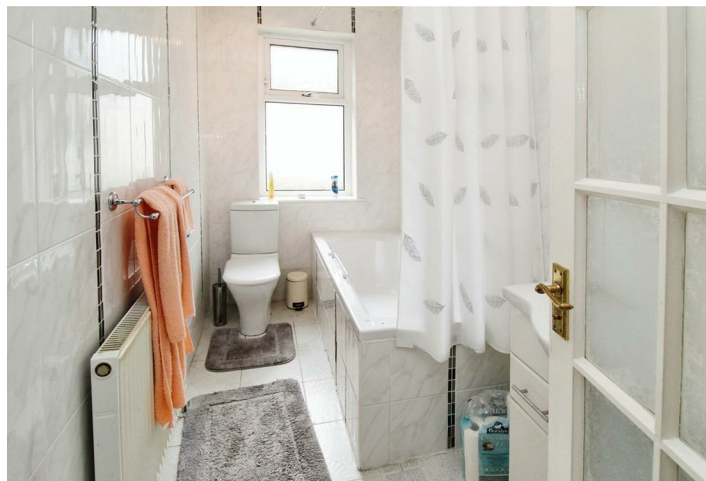
No Onward Chain \*\*\* Good Transport Links  
 \*\*\* Two Reception Rooms \*\*\* Potential To  
 Extend \*\*\* Large Garden \*\*\* Double Garage  
 And Gated Driveway \*\*\* Close To Local Shops  
 And Amenities.

Three bedroom semi-detached dormer  
 bungalow situated in a highly sought after  
 location within close proximity to the array of  
 shops in and around the local village including  
 supermarkets, health centres and restaurants.  
 Also only a few miles from the motorway  
 networks, low moor train station and situated in  
 the middle of bus routes to Leeds, Bradford and  
 beyond.

The accommodation briefly comprises;  
 Entrance porch, entrance hall, spacious lounge,  
 dining room/4th bedroom with under stairs  
 storage, ground floor bedroom with fitted  
 wardrobes and disabled shower, ground floor  
 bathroom with panel bath (shower over) low  
 level WC and vanity sink unit, kitchen/diner  
 with modern wall and base units, integrated  
 fridge/freezer, dishwasher, double oven, gas hob

with extractor hood above and patio doors to  
 access the garden, side porch with door to  
 access the garden. On the first floor the landing  
 gives access to the master bedroom with fitted  
 wardrobes, bedroom two/office and a WC.

Outside; There are generous mature gardens to  
 the front, side and rear of the property that offer  
 the potential to extend STPP. There is a gated  
 driveway and a double garage that has power  
 and light connected.



Train  
 your text here



Primary School  
 your text here



Secondary School  
 your text here

Fixtures & fittings  
 Three bedroom semi-detached dormer bungalow  
 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