



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

Clydesdale Drive, Bradford, West Yorkshire BD6 2EE
Offers Over £190,000

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.



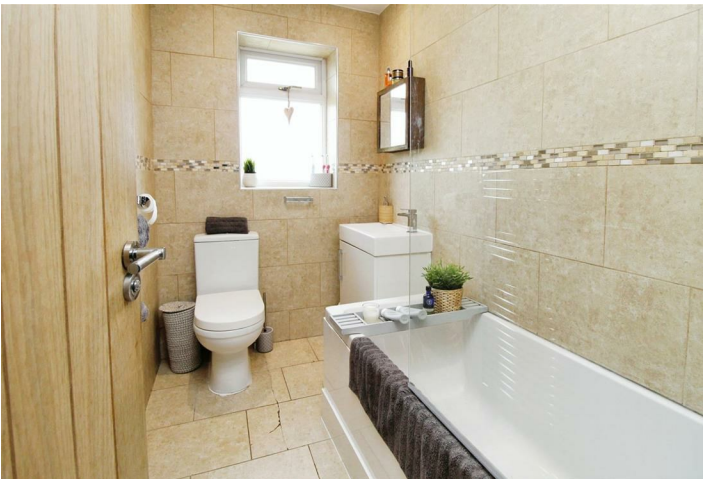
No Onward Chain *** Sought After Cul-De-Sac Location *** Close To Local Shops And Amenities *** Garage And Driveway *** Extended Three Bedroom Semi-Detached House *** Generous Gardens.

Three bedroom semi-detached 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, lounge with gas fire and under stairs storage, kitchen/diner with modern fitted wall and base units, integrated fridge/freezer, dishwasher, washing machine, double oven, gas hob with extractor hood above and French doors to access the rear garden. On the first floor the landing gives access to three bedrooms and the family bathroom with panel bath (shower over), low level WC and vanity hand

wash unit. There is also a loft room with power and light connected and eves storage.

Outside; There is a driveway and garage that provide off road parking. The generous enclosed rear garden has a patio seating area and lawned area.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom semi-detached house being sold with no onward chain.

Rating authority
Borough Council Tax Band C

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
Freehold