



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		59	
(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.



Broadstone Way, Bradford, BD4 0HA
Guide Price £135,000



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.



Broadstone Way, Bradford, BD4 0HA

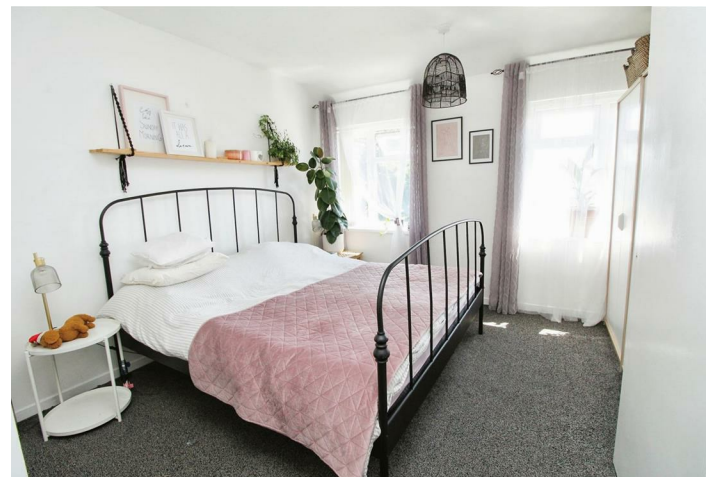
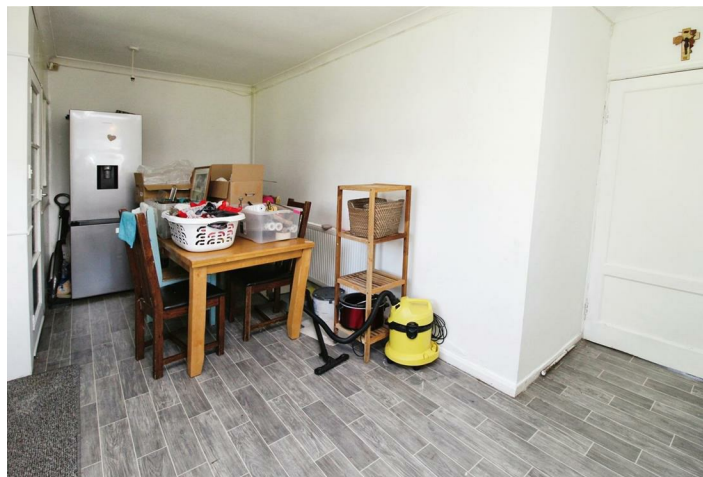
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No Onward Chain *** Four Double Bedrooms
 *** Good Transport Links *** Large Garden ***
 Close To Local Shops And Amenities *** Ideal
 First Time Buy Or Investment *** New Central
 Heating Boiler And Double Glazed Windows.

Four double bedroom semi-detached house
 being sold with no onward chain. The property
 is situated in a convenient location in BD4, close
 to excellent transport links and local amenities
 and early viewing is strongly advised.

The accommodation briefly comprises;
 Entrance porch, entrance hall with under stairs
 storage, lounge with box bay window to the
 front, spacious kitchen/diner with modern fitted
 wall and base units, oven, gas hob with
 extractor hood above, space for appliances and
 a door to access the rear porch which has a door
 to access the rear garden. On the first floor the
 landing gives access to four double bedrooms
 and the family bathroom with panel bath
 (shower over) low level WC and hand wash
 basin.

Outside; There are generous lawned gardens to
 the front and rear of the property with mature
 shrubs and trees. On road parking is available.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

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

Rating authority
 Borough Council Tax Band

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