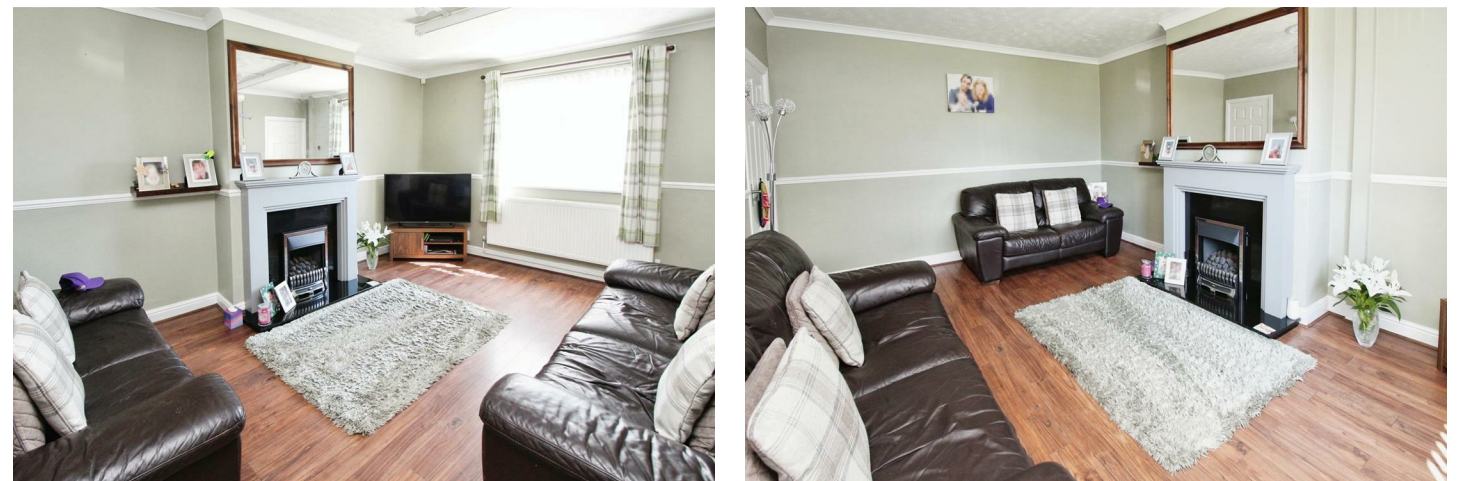
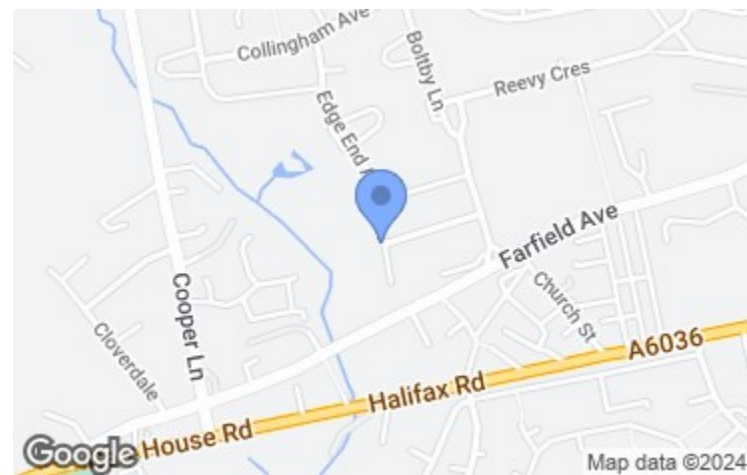




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Edge End Road, Bradford, BD6 2BE
Guide Price £185,000

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.



Edge End Road, Bradford, BD6 2BE

 1  5  2

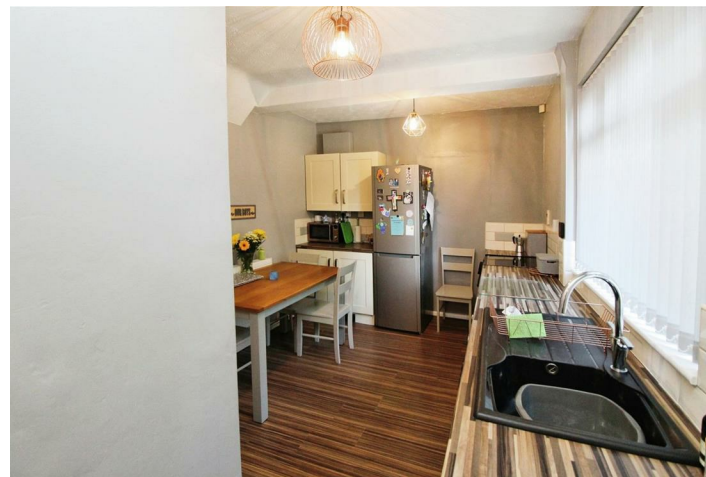
Five Double bedrooms *** Ground Floor Bathroom *** Close To Local Schools, Shops And Amenities *** Sought After Location *** Good Transport Links *** Potential To Extend STPP.

Well presented five double bedroom terrace house situated in a sought after location with close proximity to the array of shops in and around the Wibsey and Shelf villages including supermarkets, health centres, restaurants and many more. 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 hall, spacious lounge with gas fire, kitchen/diner with modern wall and base units, free standing cooker, space for appliances and a door to access the rear garden, ground floor bedroom, ground floor bathroom with bath, low level WC and hand wash basin. 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; The enclosed rear garden has patio seating area, lawned area and a children's play area. On road parking is available.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Spacious Five double bedroom terrace house in sought after location.

Rating authority
Borough Council Tax Band

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