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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		62	
(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.



Yardley Way, Bradford, BD12 0JF
O.I.R.O £340,000

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.



Yardley Way, Bradford, BD12 0JF

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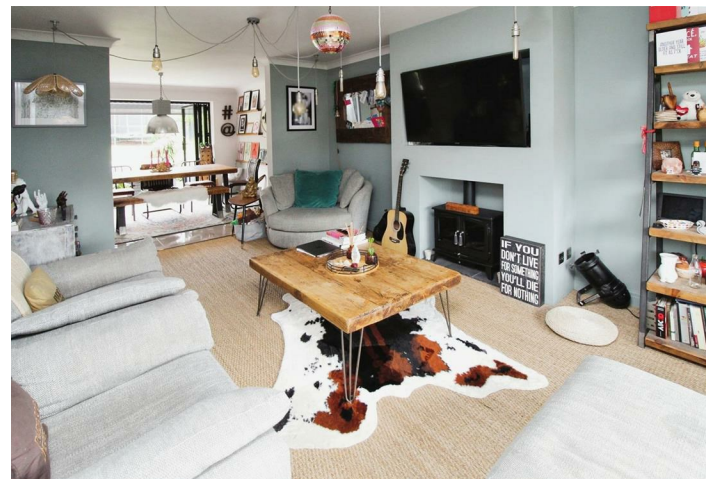
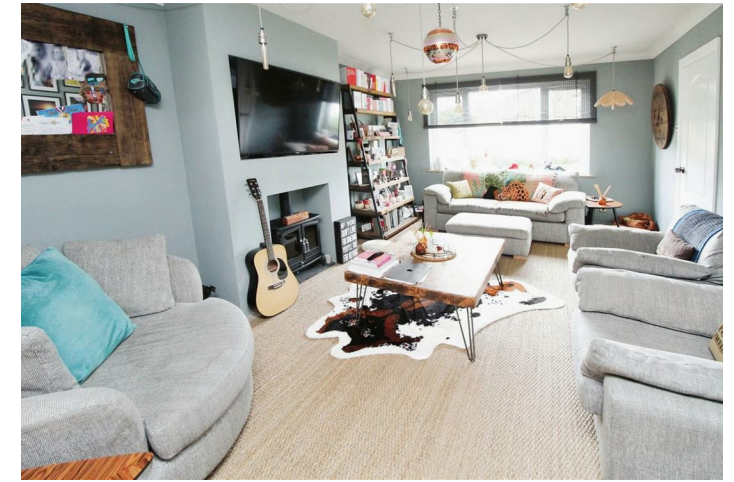
Stunning Four Double Bedroom Detached House *** Highly Sought After Location *** Open Plan Kitchen/Dining/Living Room *** Walking Distance To Outstanding School *** Recently Renovated To A High Specification Throughout *** Fantastic Transport Links *** Large Rear Garden.

Beautifully presented four double bedroom detached house located in the highly sought after Low Moor. The property is well placed for many amenities, sports facilities, ofsted rated outstanding schools, motorway transport links and Low Moor train station making it ideal for the commuter. Early viewing is strongly advised.

The accommodation briefly comprises; Entrance hall with under stairs storage, home gym, ground floor WC, stunning kitchen/diner with wall and base units, breakfast island, integrated wine cooler, oven, induction hob with extractor hood above, space for appliances and bi-fold doors to access the rear garden, spacious lounge with feature fireplace. On the

first floor the landing gives access to four double bedrooms (master en-suite) and the family bathroom with roll top bath (shower over) low level WC and hand wash basin. There is a loft which is ideal for storage.

Outside; There is a driveway to the front of the property providing off road parking for two cars and an EV charging point. The generous enclosed rear garden is mostly laid to lawn and has a decked seating area covered by a pergola with retractable roof and sides and heating. There is also a shed which is to remain.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautifully presented and spacious four bedroom detached house.

Rating authority
Borough Council Tax Band E

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