



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	55	
(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	

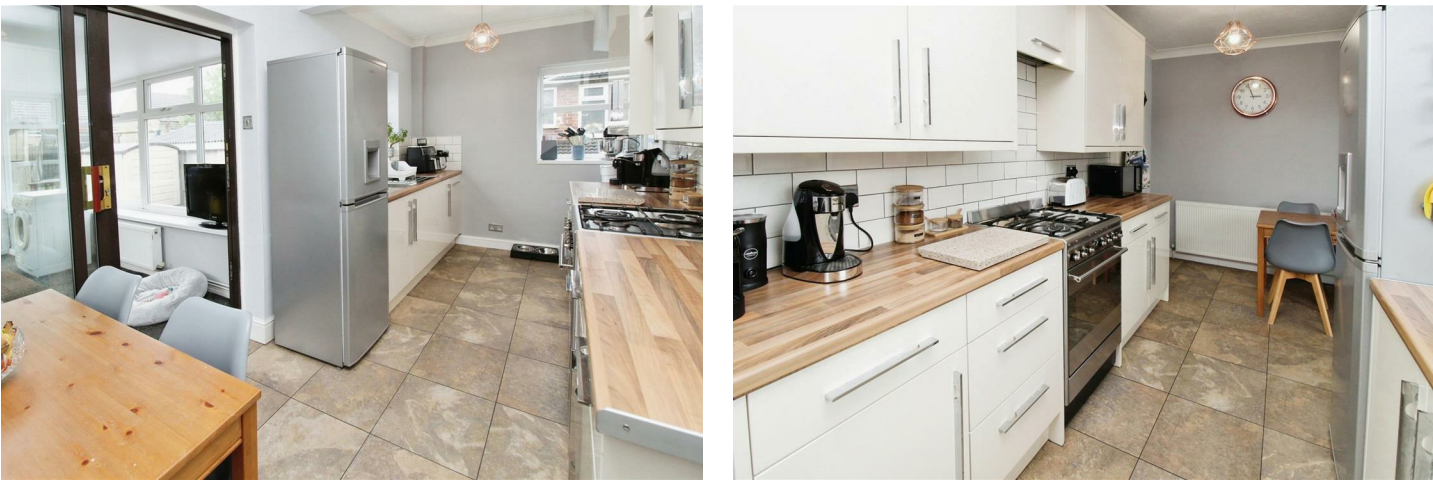


**Viewing arrangements**

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

**Directions**

See mapping.



**Glendale Close, Bradford, BD6 2LR**  
**Guide Price £195,000**

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.



Glendale Close, Bradford, BD6 2LR



Highly Desirable Location \*\*\* Garage And Ample Off Road Parking \*\*\* Sunroom \*\*\* Modern Kitchen/Diner And Bathroom \*\*\* Potential To Extend STPP \*\*\* Three Bedrooms. The property is 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.

Welcome to this charming three-bedroom semi-detached house located in the desirable Glendale Close, Bradford. As you step into this lovely property, you are greeted by an inviting entrance hall leading to the lounge, perfect for entertaining guests or relaxing with your family.

The heart of this home is the modern kitchen/diner, complete with sleek wall and base units, a free-standing cooker, integrated washing machine and dishwasher, and ample space for a fridge/freezer. There is a door from

the kitchen/diner to access the sunroom, providing a bright and airy space to enjoy your morning coffee or unwind with a good book while overlooking the garden.

Venturing upstairs, you will find three well-appointed bedrooms, offering comfortable living spaces for the whole family. The family bathroom is equipped with a panel bath shower over the bath, a low-level WC, and a vanity hand wash unit, ensuring convenience and functionality.

This property also features a loft room that is boarded and has power and light connected, offering additional storage space or the potential for conversion to suit your needs. Outside, the rear garden is a true gem, featuring a decking area, a covered seating space with outside power, perfect for al fresco dining or enjoying the fresh air. Additionally, the front driveway and garage provide ample parking and storage options.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three bedroom semi-detached house in highly desirable Wibsey location.

Rating authority  
Borough Council Tax Band B

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