



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.



Whimbrel Close, Bradford, BD8 0RJ
Offers In The Region Of £110,000

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.



Whimbrel Close, Bradford, BD8 0RJ



No Onward Chain *** Ideal Buy To Let Investment *** Close To Local Schools, Shops And Amenities *** Good Transport Links *** Three Bedrooms *** Sold With Tenant In Situ. The property is situated in a quiet cul-de-sac in a sought after location and early viewing is advised to avoid disappointment.

Welcome to Whimbrel Close, Bradford - a charming terraced house that could be your next dream home! This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office.

As you step inside, you'll be greeted by a lovely lounge, ideal for relaxing after a long day. The kitchen/diner is a highlight, featuring fitted wall and base units, an electric oven, and a gas hob with an extractor hood - a chef's paradise!

Upstairs, you'll find the three inviting bedrooms, offering plenty of space for personalisation and comfort. The family bathroom is complete with a panel bath and a shower over it, a low-level

WC, and a hand wash basin - perfect for unwinding in a warm bath after a busy day.

Outside, the property features an enclosed rear garden with a patio seating area, a lawned area, and a rear access gate - ideal for enjoying a cup of tea in the fresh air or hosting a summer barbecue. On-road parking is available, ensuring convenience for you and your guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom terrace house being sold with no onward chain.

Rating authority
Borough Council Tax Band A

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