



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>			
(55-68) <b>D</b>		59	74
(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.



**Broadstone Way, Bradford, BD4 0HA**  
**Guide Price £130,000**



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

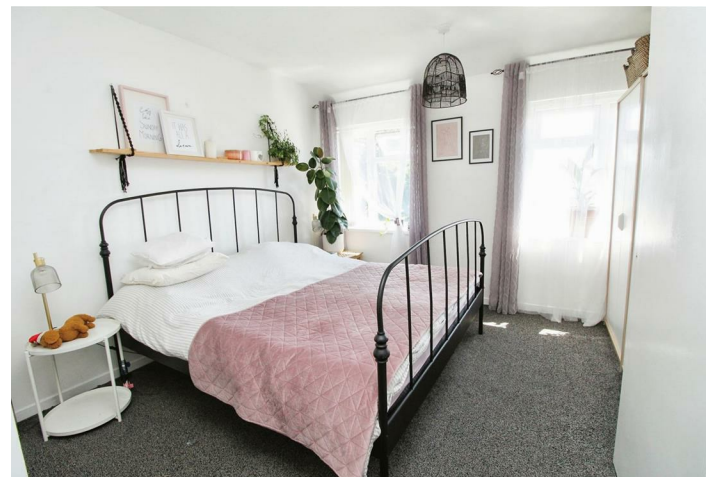
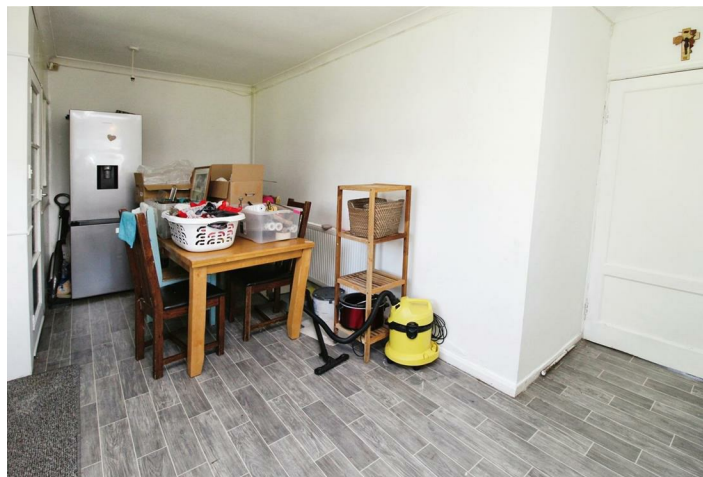
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No Onward Chain \*\*\* Four Double Bedrooms  
 \*\*\* Good Transport Links \*\*\* Large Garden \*\*\*  
 Close To Local Shops And Amenities \*\*\* Ideal  
 First Time Buy Or Investment \*\*\* New Central  
 Heating Boiler And Double Glazed Windows.

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 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