



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

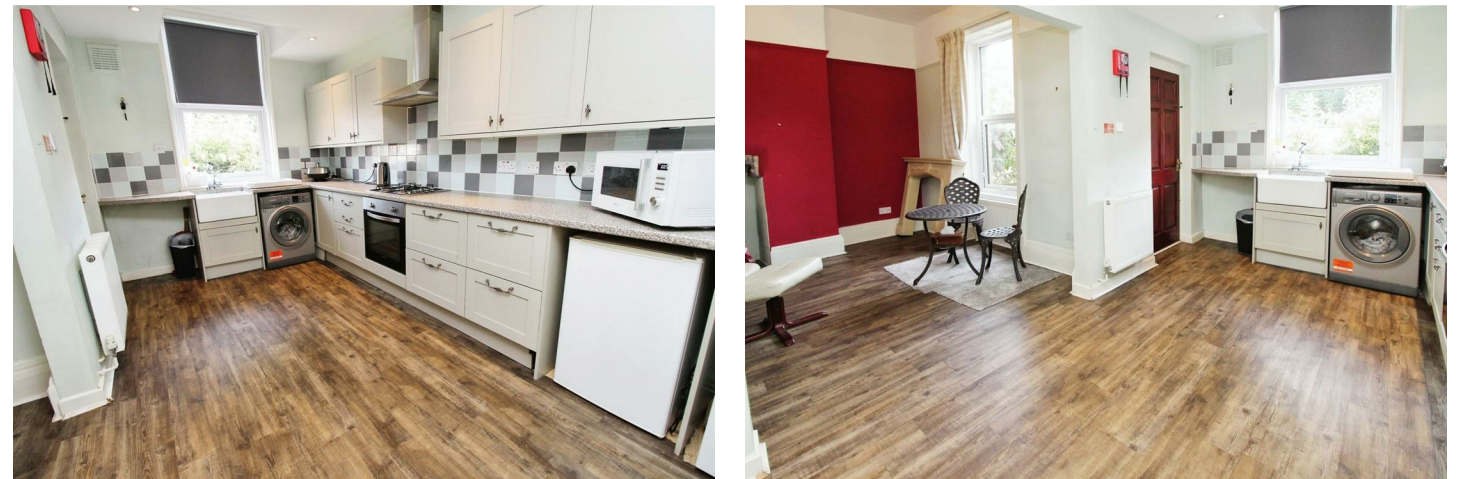


Viewing arrangements

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

Directions

See mapping.



Merton Road, Bradford, BD7 1RE
Offers Over £255,000

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.



Merton Road, Bradford, BD7 1RE



Spacious Five Bedroom Through Terrace *** Close To College/University *** Good Transport Links *** Garage And Driveway *** Family Bathroom, En-Suite And Ground Floor WC *** Well Presented Throughout. Generous five bedroom through terrace in sought after location within walking distance of Bradford University and amenities.

Located on the charming Merton Road in Bradford, BD7 1RE, this well presented mid-terrace house is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting atmosphere with a spacious lounge featuring a bay window and a cosy gas fire, perfect for relaxing evenings.

This property boasts five generously sized bedrooms, providing ample space for a growing family or for those who love to have guests over. The modern kitchen/diner is a chef's dream, equipped with sleek wall and base units, an electric oven, gas hob, and even a wood burning stove for that extra touch of character.

One of the unique features of this house is the cellar, which has been converted into a double bedroom and a utility room, offering versatility and additional living space. The first floor houses three more bedrooms and a family bathroom complete with a panel bath, shower cubicle, and all the essentials for your daily routines.

Moving up to the second floor, you'll find another double bedroom with its own en-suite shower room, providing privacy and comfort. Outside, the property boasts gardens at the front and rear, perfect for enjoying some fresh air, along with a garage and driveway offering parking space for two vehicles.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Substantial five bed family home in a sought after location.

Rating authority
Borough Council Tax Band C

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