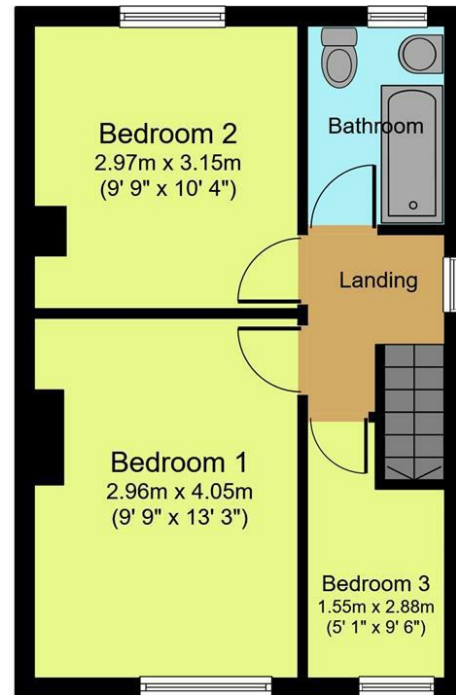


Ground Floor



First Floor

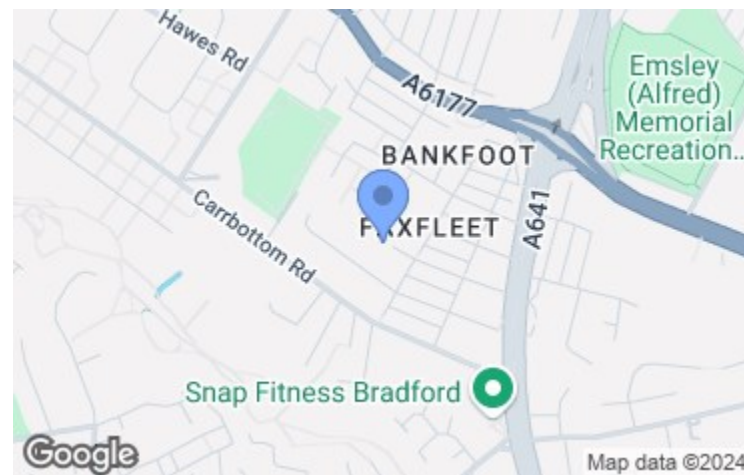
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.



**Draughton Grove, Bradford, BD5 9QH**  
**Offers Over £160,000**

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.



Draughton Grove, Bradford, BD5 9QH

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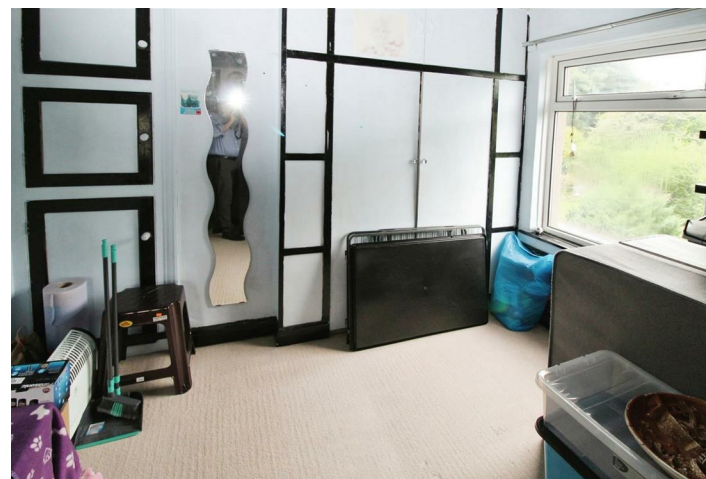
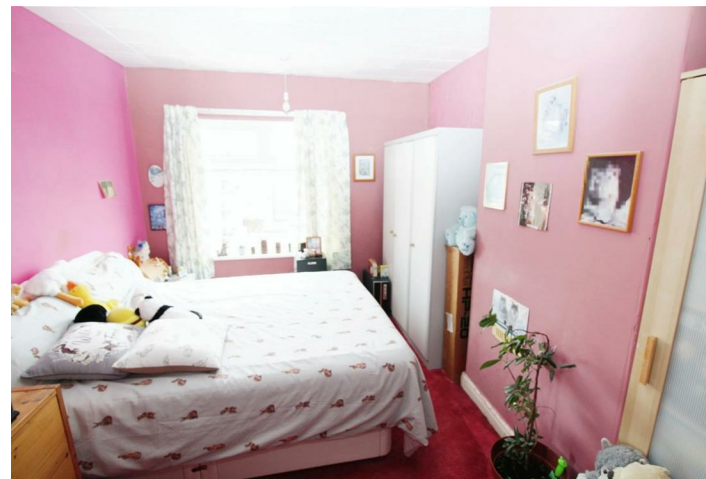
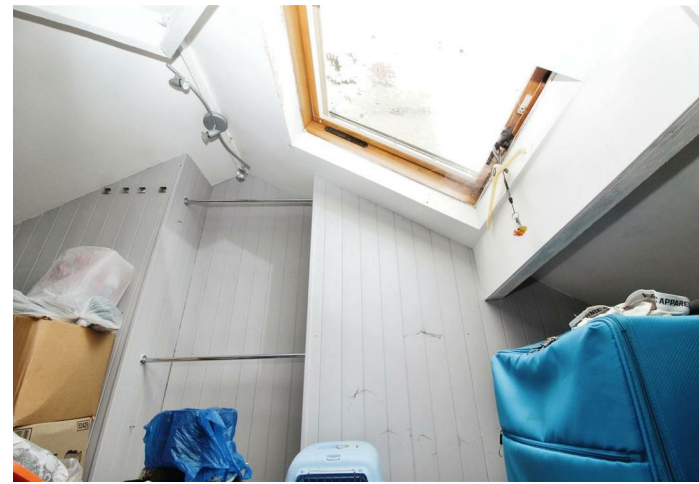
Semi-Detached \*\* 3 Bedrooms \*\* Dining Kitchen \*\* Loft With Velux \*\* Potential To Extend STPP \*\* Driveway & Garage \*\* Located at the end of a Cul-De-Sac in a popular residential area, the property is close to good local schools, amenities & with excellent transport links making it ideal for commuters.

The accommodation briefly comprises; PVCu door into entrance vestibule, leading into spacious lounge, having tiled fire surround with log effect fire, picture window allows lots of natural light, cornice ceiling and carpet flooring. The kitchen/diner has a range of Maple base and wall units with complimentary worktops with inset stainless steel sink and ceramic tiled splash backs. Free standing cooker and space for appliances, rear porch with door to access the rear garden.

On the first floor the landing gives access to three bedrooms and the house bathroom. Two bedrooms are double with light décor and carpet flooring, bedroom two has drop down ladder giving access to boarded loft with power and

Velux window. Bedroom 3 is a good size with fitted storage unit. The house bathroom has a white 3 piece suite, comprising bath tub with over shower hose and splash screen, hand wash pedestal and push button W.C. finished with ceramic tiling with decorative boarder. .

Outside Front; There is a concrete driveway leading to a detached garage and side concrete storage unit. To the rear is a large lawned garden with an array of Tree's Shrub and flowering plants. Timber boundary fencing.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

Fixtures & fittings  
Ideal First Home Or Growing Family.....

Rating authority  
Borough Council Tax Band B

Services  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority

Tenure  
Freehold