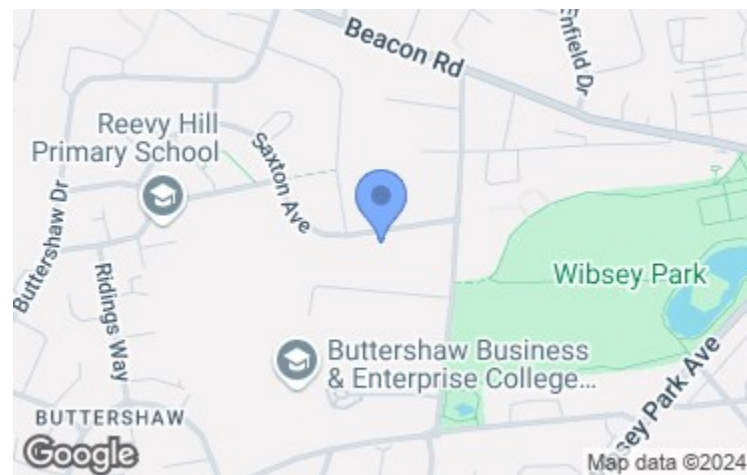




| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           | <b>94</b> |
| (81-91) <b>B</b>                            |                         | <b>88</b> |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (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.

**Saxton Avenue, Bradford, BD6 3SW**  
**Offers Over £140,000**

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.



Saxton Avenue, Bradford, BD6 3SW



No Onward Chain \*\*\* Three Bedrooms \*\*\* Gated Driveway \*\*\* Potential To Extend STPP \*\*\* Close To Local Schools, Shops And Amenities \*\*\* Good Transport Links. The property is situated in a sought after location with close proximity to the array of shops in and around the Wibsey and Shelf villages including supermarkets, health centres, restaurants and many more. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

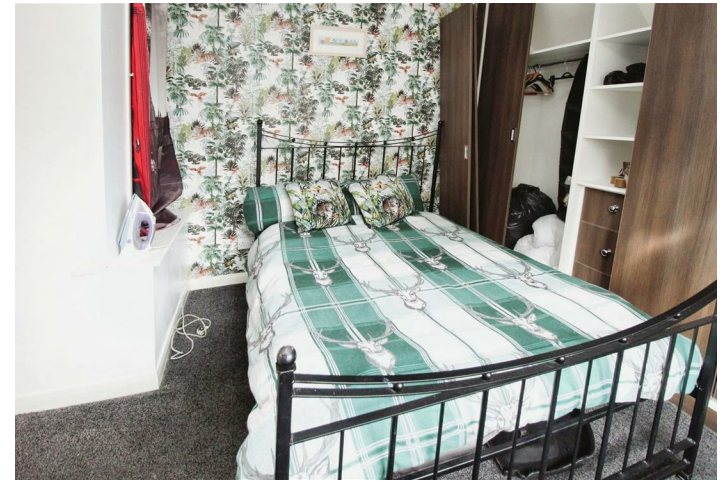
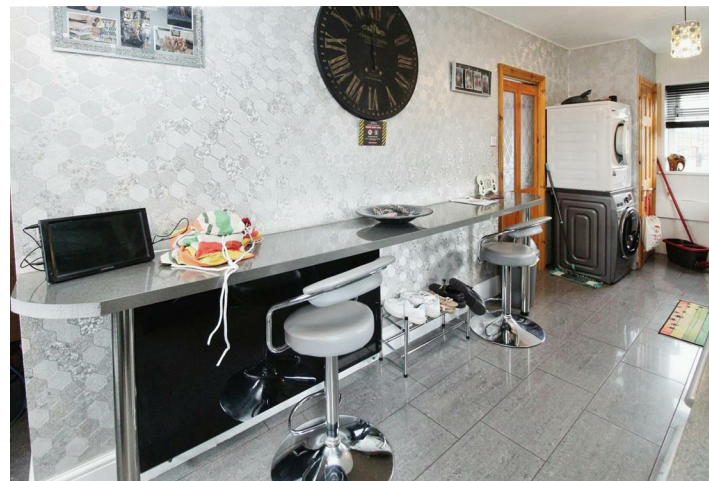
Nestled in the charming Saxton Avenue of Bradford, this delightful semi-detached house is a gem waiting to be discovered. Boasting a generous layout with one reception room, three bedrooms, and a well-appointed bathroom, this property offers ample space for comfortable living.

As you step inside, you are greeted by an inviting entrance hall that leads you to a cosy lounge, perfect for relaxing or entertaining guests. The kitchen/diner is a focal point of the

house, featuring modern fitted wall and base units, an oven, gas hob with extractor hood, and space for your kitchen appliances.

Venturing upstairs, you will find a well-lit landing that guides you to three bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is elegantly equipped with a shower cubicle, low-level WC, and a vanity hand wash basin, ensuring your comfort and convenience.

Outside, the property continues to impress with a gated driveway providing secure parking and a low maintenance rear garden, offering a tranquil outdoor space for relaxation or outdoor activities. The absence of an onward chain makes this property even more enticing, allowing for a smooth and hassle-free purchase process.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three bedroom semi-detached property in sought after location 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