



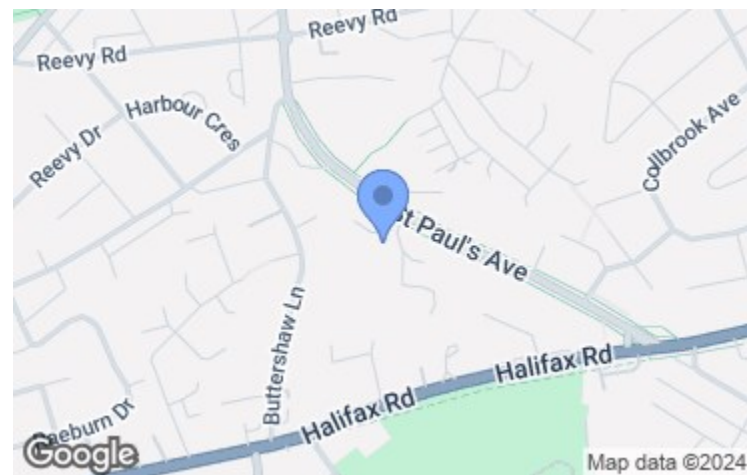
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		75

**Viewing arrangements**

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



**Directions**

See mapping.



**St. Pauls Grove, Bradford, BD6 1SU  
 Offers In The Region Of £395,000**

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.





St. Pauls Grove, Bradford, BD6 1SU

 2  4  1

No Onward Chain \*\*\* Double Garage And Driveway \*\*\* Four Bedrooms \*\*\* Two Reception Rooms \*\*\* Close To Local Schools, Shops And Amenities \*\*\* Potential To Extend STPP \*\*\* Utility Room And Ground Floor WC. Nestled in the highly sought-after St. Pauls Grove, Bradford, this stunning detached house is a gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and a bathroom, this property offers ample space for comfortable living.

Upon entering, you are greeted by an inviting entrance hall, lounge, a convenient ground floor WC, and a utility room with laundry facilities. The kitchen is a chef's delight with fitted units, a free-standing cooker, and room for a fridge/freezer. The dining room leads to a charming conservatory, providing a seamless connection to the rear garden.

Upstairs, you'll find a well-lit landing leading to four bedrooms and a family bathroom complete with a panel bath and hand wash basin. The separate WC adds a touch of practicality to this

lovely home.

Outside, the property continues to impress with parking for ample vehicles, including a double garage and driveway. The rear south facing garden, features a delightful patio, a well-maintained lawn, and well stocked planted borders, perfect for enjoying sunny days.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

<p><b>Fixtures &amp; fittings</b> Four bedroom detached house in highly desirable location being sold with no onward chain.</p> <p><b>Rating authority</b> Borough Council Tax Band E</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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