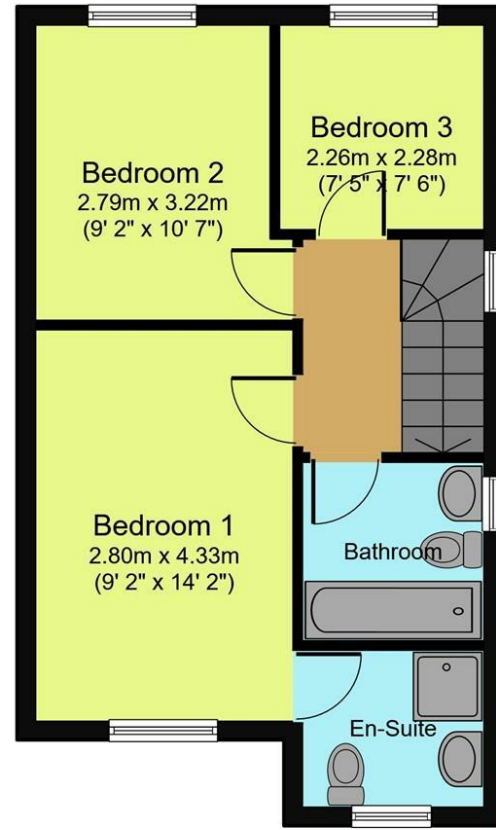


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>72</b>
(81-91) <b>B</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.



**Beanland Gardens, Bradford, BD6 3PP**  
**Offers In Excess Of £190,000**

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.



No Onward Chain \*\*\* Potential To Extend STPP \*\*\* Family Bathroom And En-Suite Shower Room \*\*\* Two Reception Rooms \*\*\* Ground Floor WC \*\*\* Close To Local Shops And Amenities. The property is situated in close proximity to an array of village amenities including schools, health centres, supermarkets and restaurants. The property is conveniently located a few miles from the M62 motorway network, Low Moor train station and sits centrally on bus routes to Bradford, Halifax, Leeds and beyond.

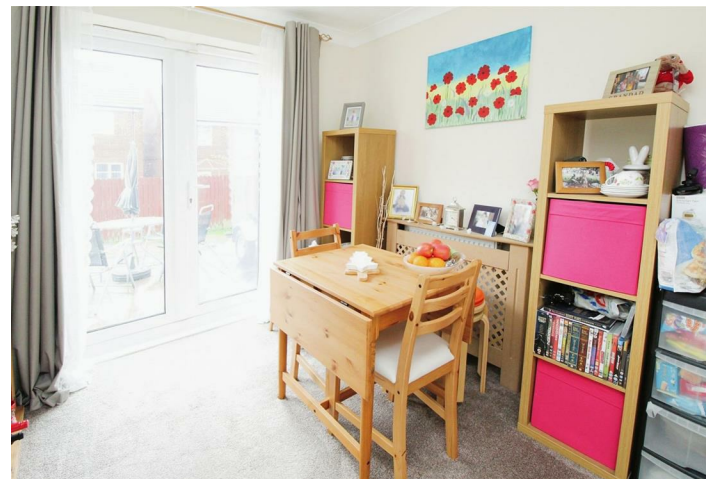
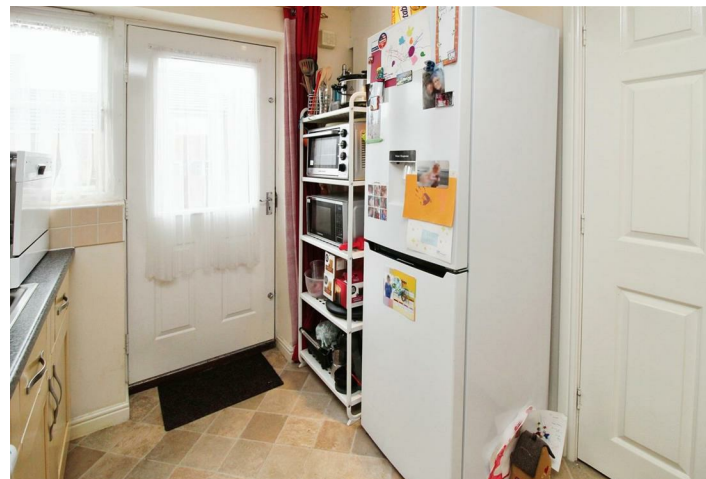
Nestled in the desirable Beanland Gardens of Bradford, this charming three-bedroom semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, two bathrooms, and parking for two vehicles, this property offers both comfort and convenience.

As you step inside, you are greeted by an inviting entrance hall leading to a ground floor WC, perfect for guests. The lounge, adorned with an electric fire, provides a cosy space to relax, while the dining room, featuring French

doors opening to the rear garden, is ideal for entertaining friends and family.

The well-equipped kitchen is a chef's delight, complete with fitted wall and base units, an oven, gas hob with extractor hood above, and space for appliances. Upstairs, you'll find a bright landing leading to three bedrooms, one of which boasts an en-suite shower room for added privacy. The family bathroom is equipped with a panel bath, low-level WC, and a hand wash basin.

Outside, the property impresses with a driveway offering ample off-road parking, ensuring convenience for you and your guests. The enclosed rear garden is a tranquil retreat, featuring a patio seating area and a lawn, perfect for enjoying outdoor gatherings or simply unwinding after a long day.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Three bedroom semi-detached house in sought after cul-de-sac location being sold with no onward chain.

Rating authority  
Borough Council Tax Band C

**Services**

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Tenure  
Freehold