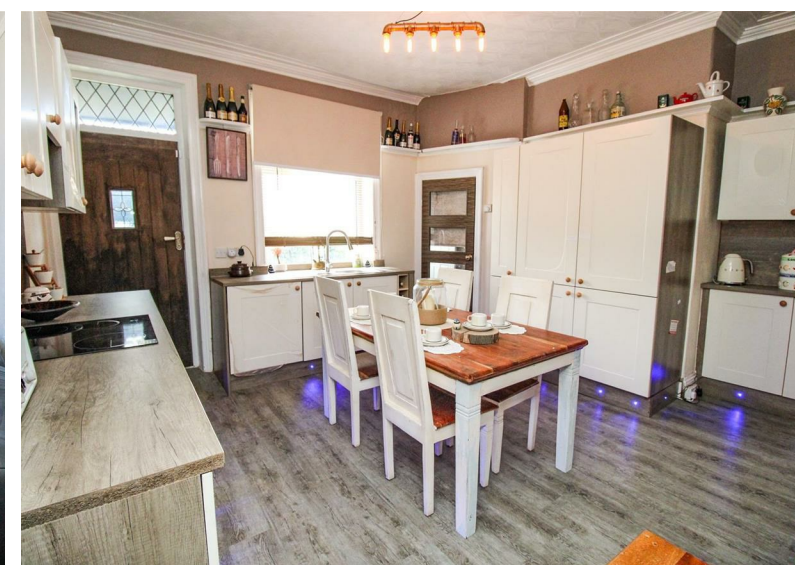
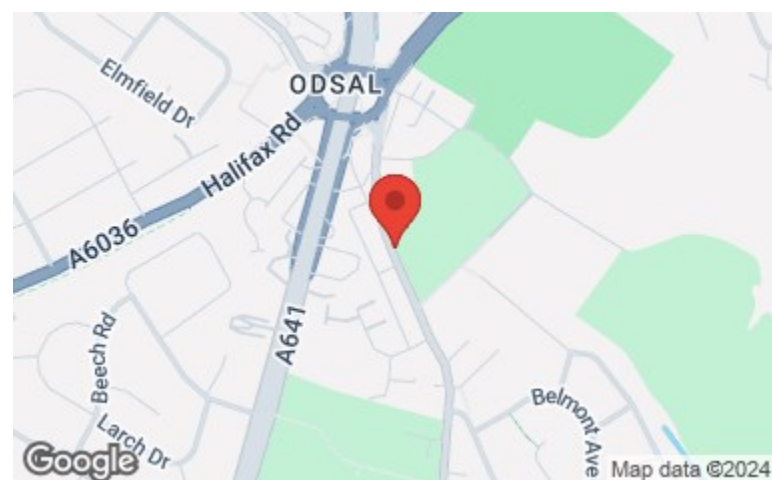


Total area: approx. 146.8 sq. metres (1580.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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.



SALES & LETTINGS

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB
Tel: 01274 693737 | wibsey@wwestateagents.com

www.wwestateagents.com



Cleckheaton Road, Bradford, West Yorkshire BD6 1BE

Offers Over £160,000 Freehold

A magnificently presented four bedroom stone though terrace, refurbished to an exceptional standard with spacious accommodation throughout. Having original features the property includes two cellars, a newly fitted kitchen, stylish bathroom and superb décor throughout. An early internal viewing is essential to fully appreciate and avoid disappointment.

The accomodation briefly comprising; Entrance hall , spacious lounge with an integrated gas fire place, traditional box bay window and central heating. The kitchen/diner is fitted with wall and base units, integrated electric hob and oven, double sink, space for appliances and a pantry useful for storage.

On the first floor the landing gives access to a spacious double bedroom and master bedroom with walk in wardrobes, feature fireplace and family bathroom with bath, low level WC, hand wash basin, airing cupboard and the second floor provides access to two double bedrooms.

Outside; There is an enclosed garden briefly comprised of a patio area, space for flower beds, artificial grass space and access to the cellars.

