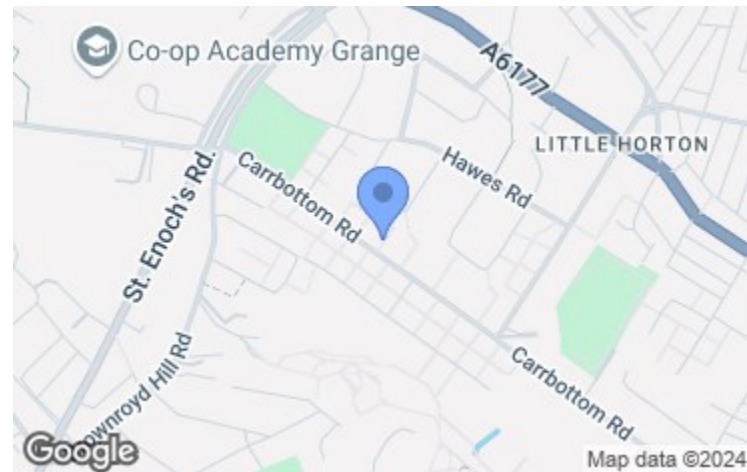


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.



Carr Bottom Road, Bradford, BD5 9AQ
Offers In The Region Of £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.



Carr Bottom Road, Bradford, BD5 9AQ

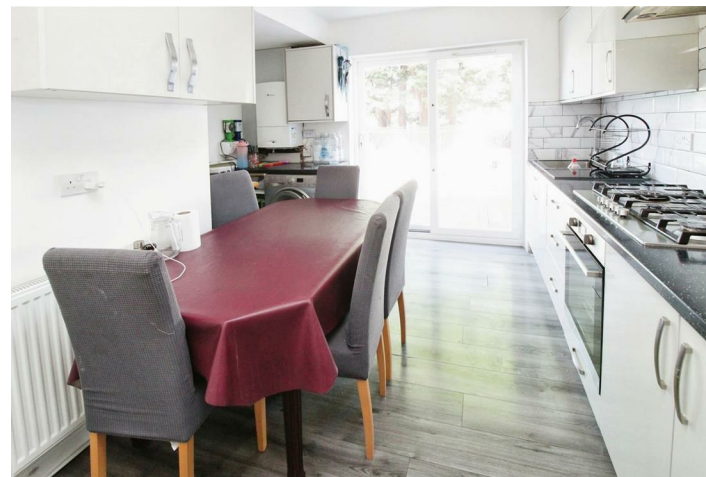
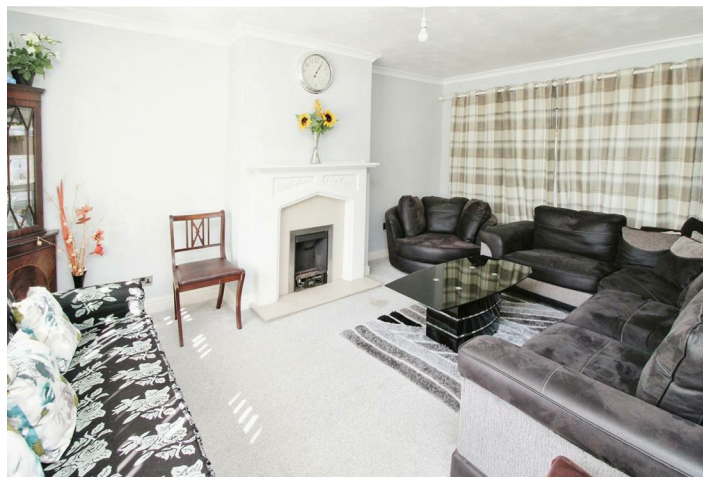
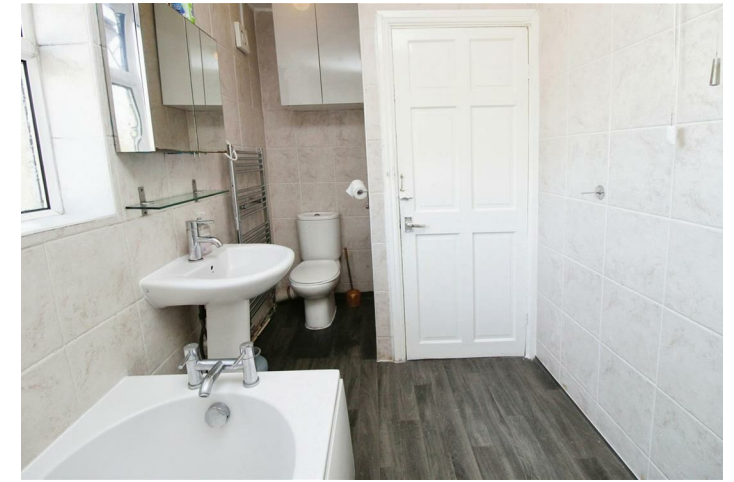
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No Onward Chain *** Good Transport Links
 *** Three Bedrooms *** Driveway For Two Cars
 *** Close To Local Shops And Amenities
 *** Low Maintenance Garden *** Potential To Extend STPP. The property is located in a highly sought after area close to good schools, shops and amenities and early viewing is strongly advised to avoid disappointment.

As you step into this delightful property, you are greeted by an inviting entrance hall leading to a cosy lounge adorned with a gas fire, perfect for those chilly evenings. The kitchen/diner is a chef's dream, boasting fitted wall and base units, an oven, gas hob, and an extractor hood, along with ample space for all your appliances.

One of the highlights of this lovely home is the conservatory, offering a tranquil space to relax and unwind, with French doors that open up to the rear garden. Upstairs, you'll find a landing with storage, three generously sized bedrooms, and a family bathroom complete with a shower cubicle, bath, low-level WC, and hand wash basin.

Outside, the property continues to impress with parking available for two vehicles on the driveway to the front. The enclosed rear garden is a private oasis, featuring a low-maintenance design with a decked area, a lawn, and a charming patio seating area - perfect for hosting gatherings or enjoying a quiet morning coffee.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 Three bedroom terrace house 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