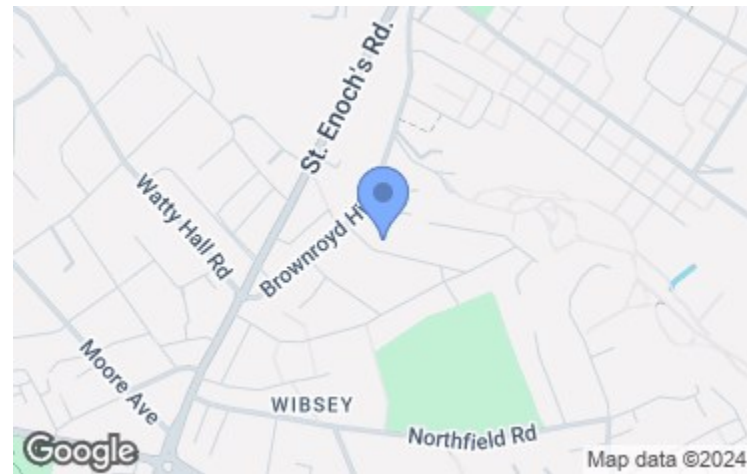


Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.



Briarwood Crescent, Bradford, BD6 1SD
Offers In Excess Of £180,000

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 *** Sought After Location
 *** Potential To Extend STPP *** Two Reception Rooms *** Three Double Bedrooms
 *** Garage And Driveway. The property is located in a highly sought after location with close proximity to the array of shops in and around the Wibsey village including supermarkets, health centres, restaurants, banks 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 heart of Briarwood Crescent, Bradford, this charming end terrace house is a true gem waiting to be discovered. Boasting two reception rooms, three double bedrooms, and a bathroom, this property offers a perfect blend of comfort and functionality.

As you step inside, you are greeted by an inviting entrance porch that leads entrance hall, a spacious lounge featuring a bay window and a cosy gas fire, perfect for relaxing evenings. The dining room, with its patio doors opening to

the rear garden, is ideal for entertaining guests or enjoying family meals.

The well-equipped kitchen is a chef's delight, complete with fitted wall and base units, an oven, gas hob, and space for all your appliances. The cellar with power and light connected provides additional storage space, ensuring everything has its place.

Venturing upstairs, you will find a bright landing leading to three generous double bedrooms, offering ample space for a growing family or guests. The family bathroom is appointed with a panel bath, shower over, low-level WC, and a hand wash basin, providing a tranquil space to unwind.

Outside, the property continues to impress with a garage and driveway, ensuring parking is never an issue. The rear garden is a private oasis, featuring a raised decked seating area surrounded by mature shrubs and trees, perfect for enjoying the outdoors in the comfort of your own home.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Three double bedroom end terrace house in sought after location being sold with no onward chain</p> <p>Rating authority Borough Council Tax Band B</p>	<p>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.</p> <p>Tenure Freehold</p>
---	---