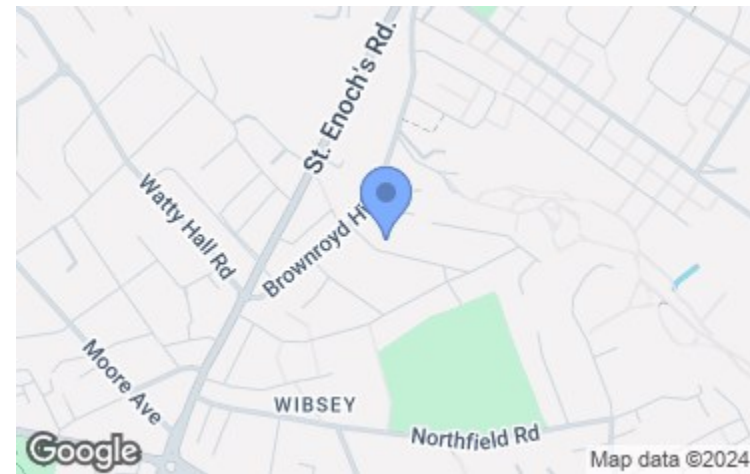


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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 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 |  |                         |           |
| <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.



**Briarwood Crescent, Bradford, BD6 1SD**  
**Offers Over £170,000**

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.





Briarwood Crescent, Bradford, BD6 1SD



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