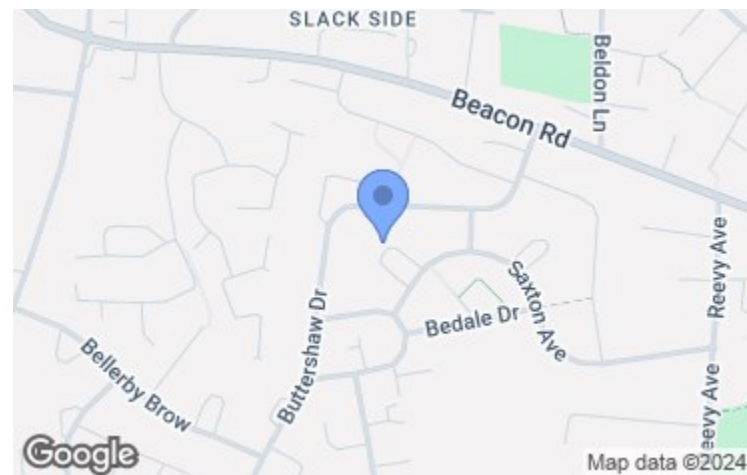




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.



Barwick Green, Bradford, BD6 3SE
Offers In Excess 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.



Barwick Green, Bradford, BD6 3SE



Four Bedrooms *** Two Reception Rooms *** Large Garden *** Close To Local Schools, Shops And Amenities *** Utility And Ground Floor Shower Room *** Sought After Location. 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.

Located in Barwick Green, Bradford, this delightful mid-terrace house offers a wonderful opportunity for a new homeowner. Boasting a generous layout with 2 reception rooms, 4 bedrooms, and 2 bathrooms, this property is perfect for a growing family or those who love to entertain.

Upon entering, you are greeted by an inviting entrance hall with convenient under stairs storage. The lounge exudes warmth with a wood burner and built-in storage, creating a

cosy atmosphere for relaxing evenings. The kitchen/breakfast room is a chef's dream, featuring modern wall and base units, a range cooker, integrated dishwasher, and ample space for a fridge/freezer. The adjacent dining room is ideal for hosting dinner parties, while the utility area offers practicality with space for a washing machine and tumble dryer.

The ground floor shower room adds convenience with a double shower cubicle, low-level WC, and vanity hand wash unit. Upstairs, you'll find four well-appointed bedrooms and a family bathroom complete with a bath, low-level WC, and vanity hand wash unit. Additionally, the loft room provides valuable storage space for your belongings.

Outside, the property impresses with off road parking on the driveway and a large enclosed rear garden. The garden features a patio seating area, a lawn, and mature planting beds, creating a tranquil outdoor oasis for relaxation and recreation.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Spacious four bedroom terrace house in a sought after location.

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