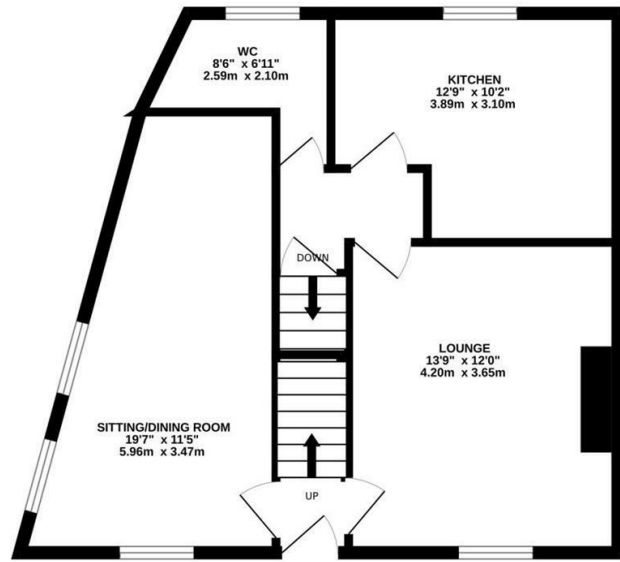
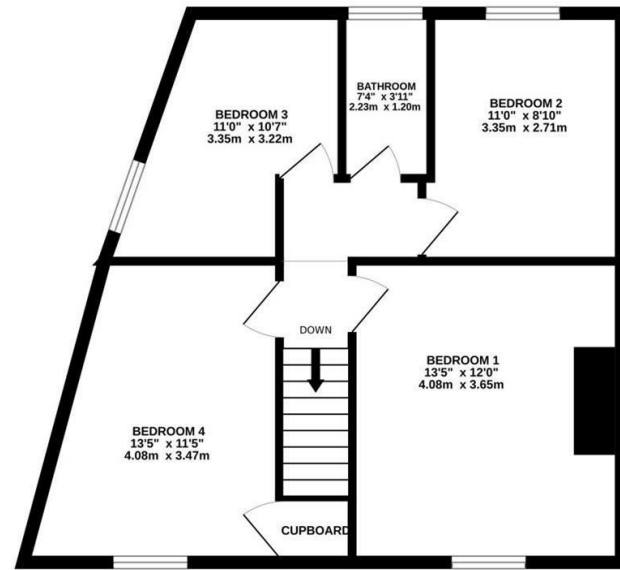


GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



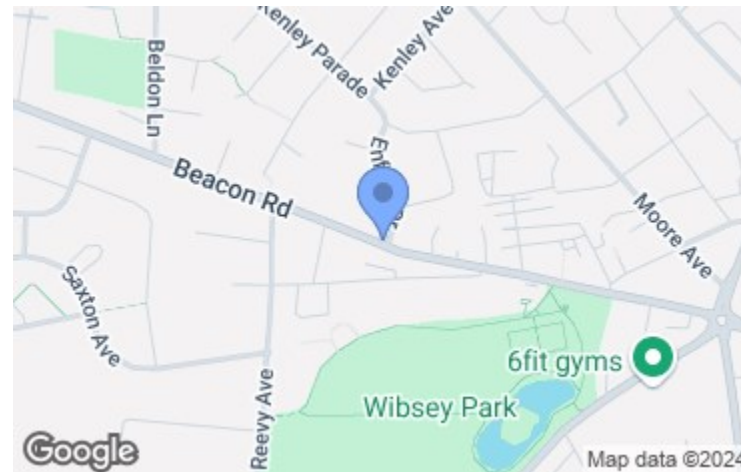
TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.  
plan not to scale - strictly for identification purposes only  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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.



**Beacon Road, Bradford, BD6 3EJ**

**£150,000**

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.



Beacon Road, Bradford, BD6 3EJ



No Onward Chain \*\*\* Two Reception Rooms \*\*\* Four Bedrooms \*\*\* Close To Local Shops And Amenities \*\*\* Good Transport Links \*\*\* Ground Floor WC. The property is located in a highly sought after location within 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.

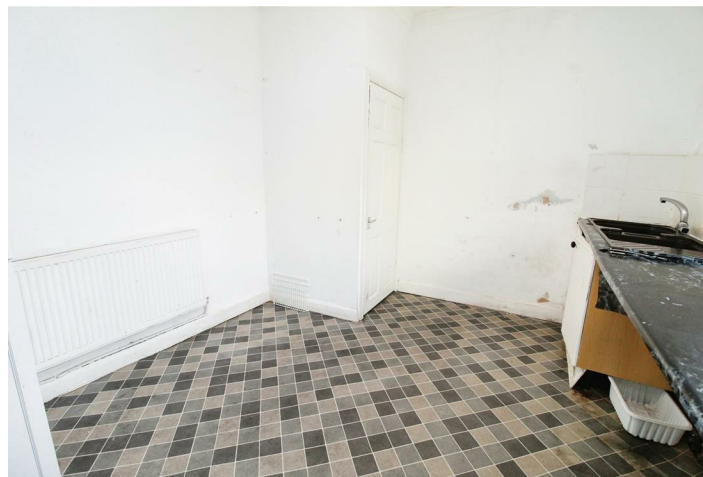
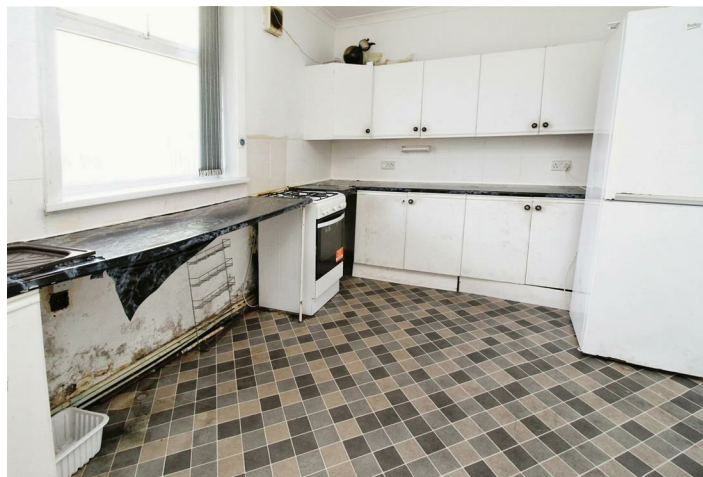
Located on Beacon Road in Bradford, this delightful end terrace house is a gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for both relaxation and entertainment.

As you step into the house, you are greeted by an inviting entrance hall that leads you to a spacious lounge featuring a charming fireplace. Additionally, there is a separate sitting room that provides flexibility for various living arrangements.

The ground floor of this property also includes a convenient WC, ensuring practicality for everyday living. The kitchen/diner is a focal point of the house, equipped with fitted wall and base units, a free-standing cooker, and space for all your essential appliances. A cellar adds extra storage space, perfect for keeping your belongings organized.

Venturing upstairs, you will find four well-proportioned bedrooms offering comfort and privacy for the whole family. The family bathroom is complete with a panel bath featuring a shower over it, a low-level WC, and a hand wash basin.

Outside, the low-maintenance garden provides a tranquil outdoor space, ideal for enjoying a morning coffee or hosting summer gatherings. On-road parking is readily available, ensuring convenience for you and your guests.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

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