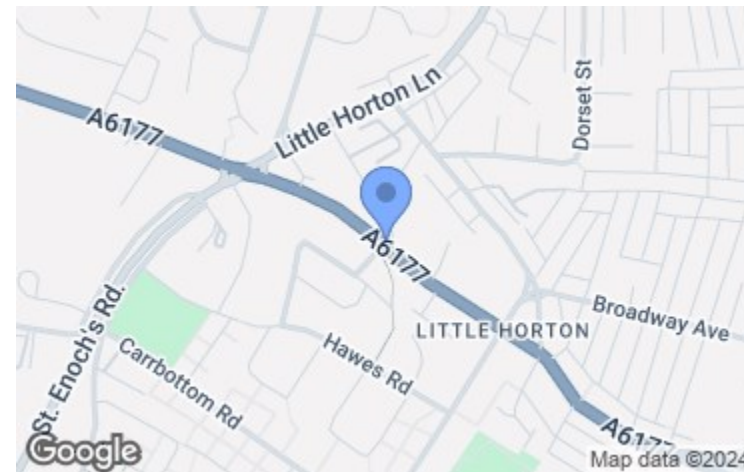


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Directions**

See mapping.



**Viewing arrangements**

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

**Southfield Road, Bradford, BD5 9DX**  
**Offers In The Region Of £240,000**

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.



Southfield Road, Bradford, BD5 9DX

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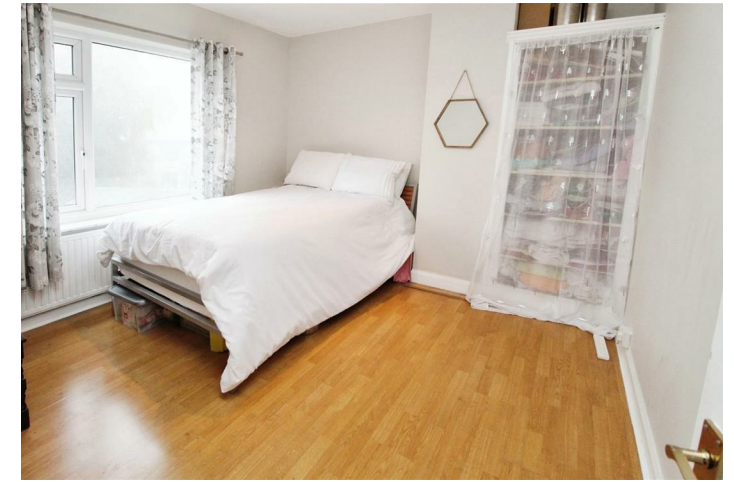
Sought After Location \*\*\* Potential To Extend STPP \*\*\* Three Bedrooms \*\*\* Garage And Driveway \*\*\* Good Transport Links \*\*\* Close To Local Schools, Shops And Amenities. Three-bedroom semi-detached house located on Southfield Road in the desirable area of Bradford.

Upon entering, you are greeted by an inviting entrance porch leading to an entrance hall which in turn leads to a spacious lounge where you can unwind after a long day. The kitchen/diner is a delightful space featuring fitted wall and base units, an oven, gas hob with extractor hood above, and ample room for your appliances. The under stairs storage provides practicality and convenience for your everyday needs.

As you make your way upstairs, you will find three well-appointed bedrooms offering comfort and privacy. The shower room is elegantly designed with a double shower cubicle, low-level WC, and a vanity hand wash unit, ensuring a touch of luxury in your daily

routine.

Outside, the property offers a driveway and garage, providing convenient parking options. The rear garden is a tranquil oasis with a patio seating area, a lawn, and a brick-built shed for your storage needs. The ample outdoor space presents plenty of potential to extend STPP.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Well presented three bedroom semi-detached house in sought after location.

**Rating authority**  
Borough Council Tax Band C

**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