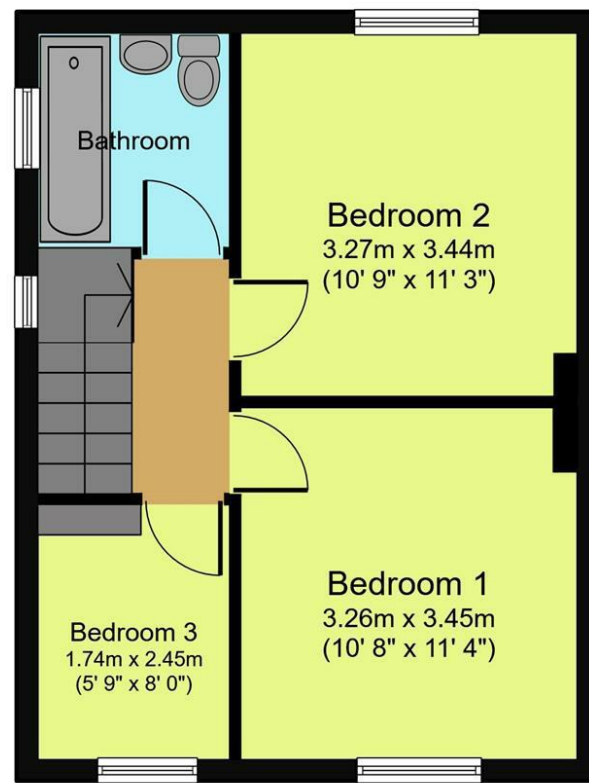


Ground Floor



First Floor

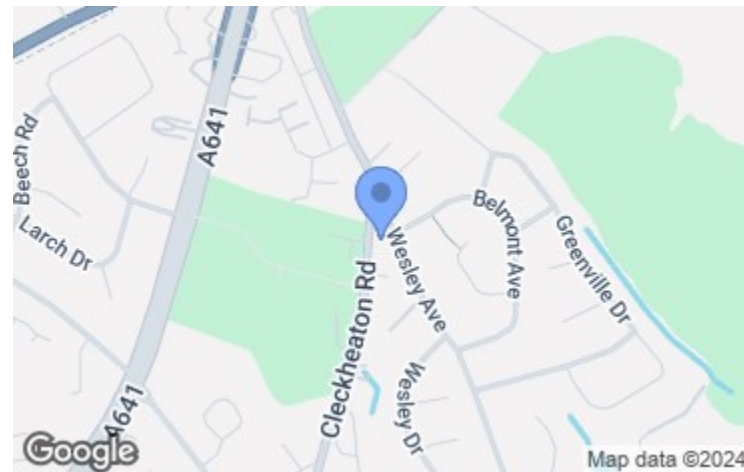
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.



Cleckheaton Road, Bradford, BD12 0HL
Offers In Excess Of £210,000

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.



Cleckheaton Road, Bradford, BD12 0HL



Sought After Location *** Good Transport Links *** Three Bedrooms *** Garage And Off Road Parking *** Close To Local Schools, Shops And Amenities. The property is located on Cleckheaton Road in the desirable area of Low Moor, Bradford. The property is well placed for many amenities, sports facilities, ofsted rated outstanding schools, motorway transport links and Low Moor train station making it ideal for the commuter.

Upon entering, you are greeted by a spacious entrance hall leading to the lounge which boasts a beautiful box bay window allowing natural light to flood the room, complemented by a cosy gas fire - perfect for those chilly evenings.

The heart of the home lies in the well-equipped kitchen/diner featuring modern fitted wall and base units. The integrated appliances including a fridge/freezer, washing machine, oven, and gas hob with an extractor hood above make this space both stylish and functional. Additionally, a multi-fuel burning stove adds a touch of character to the room.

Upstairs, you will find three generously sized bedrooms offering comfortable living spaces for the whole family. The family bathroom is complete with a bath and shower combination, a low-level WC, and a hand wash basin, providing convenience and comfort.

Outside, this property continues to impress with a garage and off-road parking, a rare find in this area. The front and rear gardens offer a tranquil outdoor space, perfect for relaxing or entertaining guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

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

Rating authority
Borough Council Tax Band B

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