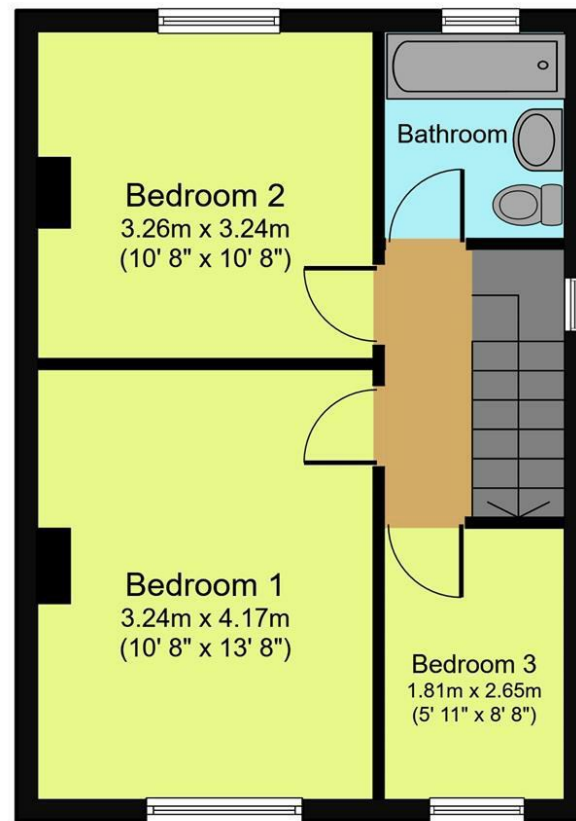


Ground Floor



First Floor

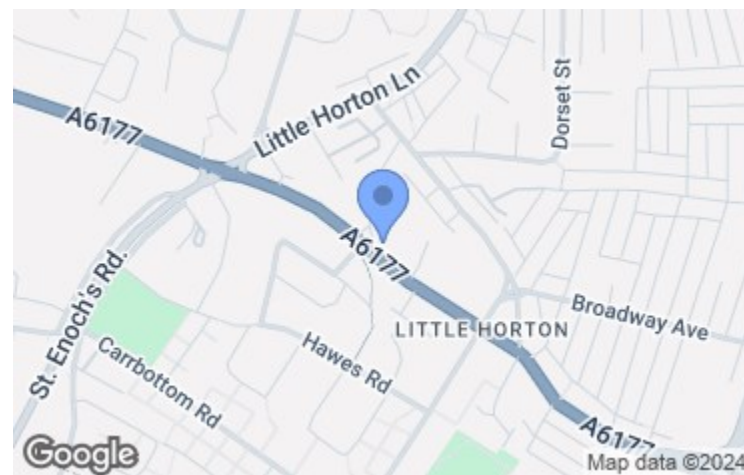
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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		

**Viewing arrangements**

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



**Directions**

See mapping.



**Southfield Road, Bradford, BD5 9DX**  
**Offers Over £180,000**

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



No Onward Chain \*\*\* In Need Of Modernization \*\*\* Potential To Extend STPP \*\*\* Garage And Driveway \*\*\* Close To Local Schools, Shops And Amenities \*\*\* The property is situated within this sought after location of BD5 and early viewing is strongly recommended to avoid disappointment.

Nestled in the heart of Southfield Road, Bradford, this charming three-bedroom semi-detached house is a hidden gem waiting to be discovered. With one reception room, perfect for cosy evenings in, and a kitchen/diner boasting ample space for culinary creations, this property offers a blank canvas for your imagination to run wild.

In need of modernization, this house presents a unique opportunity for you to unleash your creativity and design the home of your dreams. The lounge, adorned with a bay window and a gas fire, exudes warmth and comfort, creating a welcoming atmosphere for you and your loved ones.

Venture upstairs to find three well-proportioned bedrooms, ideal for creating personal sanctuaries for relaxation and rest. The family bathroom, complete with a bath, low-level WC, and hand wash basin, offers functionality and convenience for your daily routines.

Outside, a garage and driveway await, providing parking space for up to five vehicles, a rare find in this bustling neighbourhood. The generous-sized garden beckons for outdoor gatherings and presents endless possibilities for extensions, subject to obtaining the necessary planning permissions.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

<p><b>Fixtures &amp; fittings</b> Three bedroom semi-detached house in sought after location being sold with no onward chain.</p> <p><b>Rating authority</b> Borough Council Tax Band C</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>
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