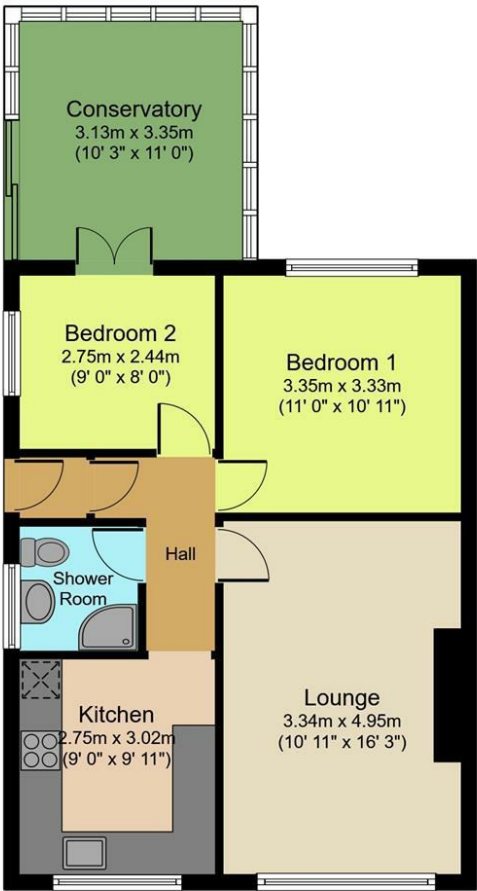


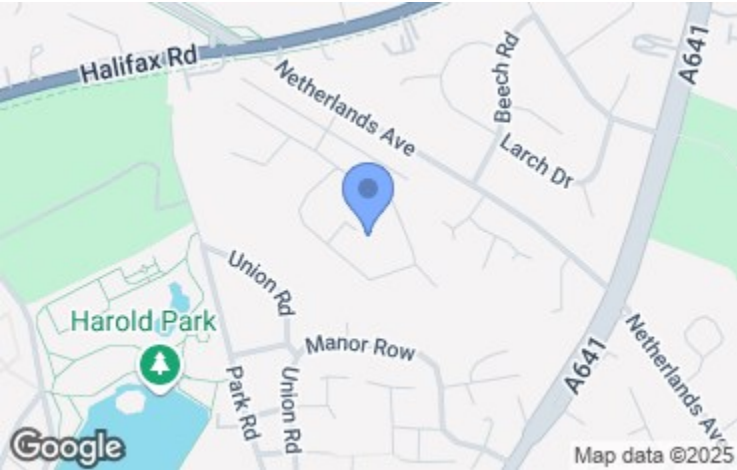


Ground Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(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.



St. Abbs Close, Bradford, BD6 1EW
Offers In The Region Of £250,000

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.

St. Abbs Close, Bradford, BD6 1EW

 1  2  1

Highly Desirable Location *** Large Landscaped Garden *** Garage And Driveway *** Beautifully Presented *** CCTV And Alarm System. Nestled in the desirable St. Abbs Close in Bradford, this charming semi-detached bungalow offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this deceptively spacious property is ideal for those seeking a tranquil retreat.

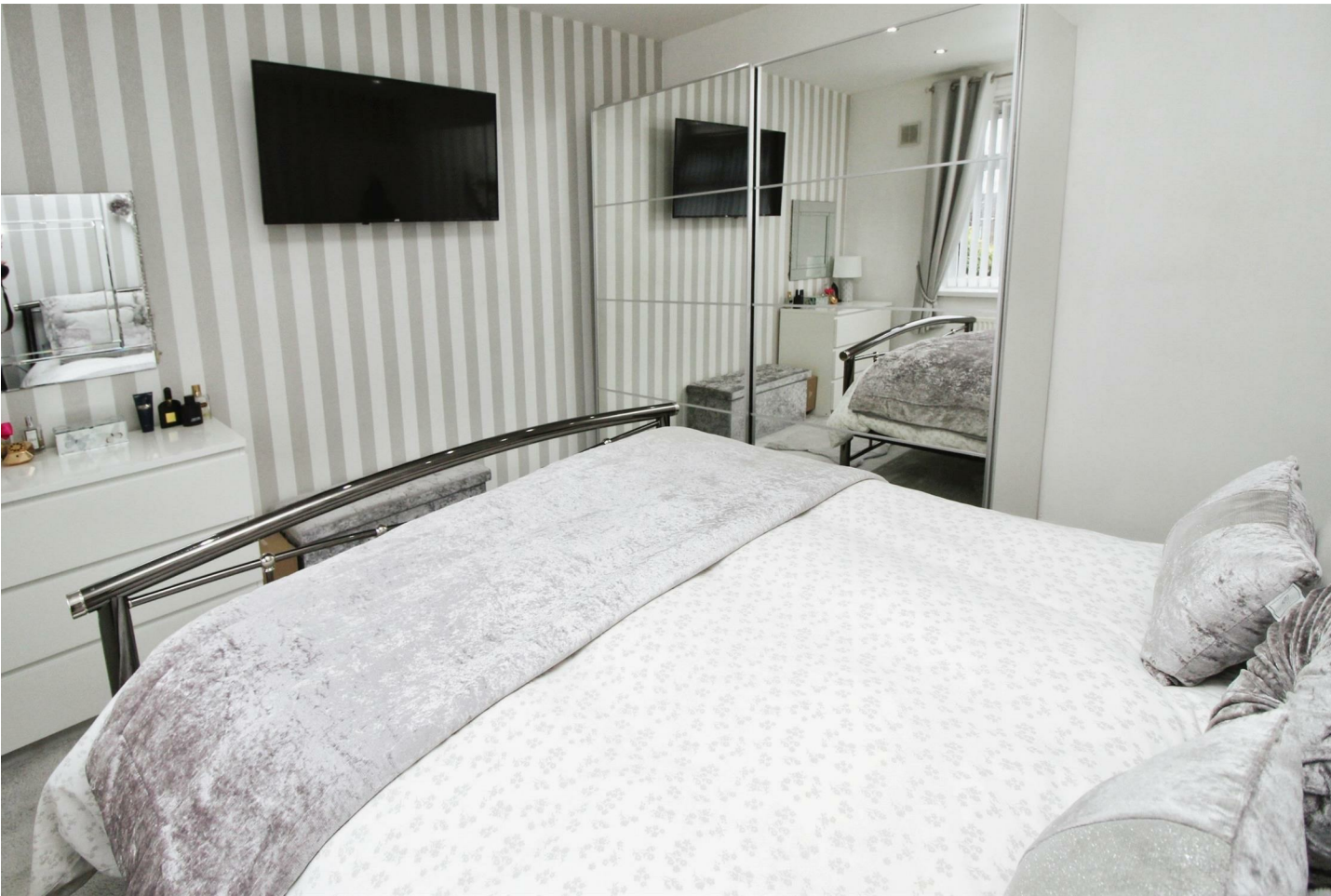
Upon entering, you are welcomed by a bright entrance hall that leads to a generous lounge with feature fireplace. The kitchen is a culinary delight, featuring contemporary fitted wall and base units, an integrated oven, an induction hob with an extractor hood, a microwave, a dishwasher, and a fridge, making it a perfect space for both cooking and entertaining.

The bungalow boasts a stylish shower room, equipped with a shower cubicle, low-level WC, and hand wash basin, ensuring convenience and comfort. Additionally, the conservatory, with its patio doors, provides a seamless transition to the enchanting rear garden, perfect

for enjoying the outdoors.

Outside, the property is equally impressive, featuring a garage with an electric door and a driveway that accommodates ample vehicles, a rare find in this area. The large, enclosed south-facing rear garden is a true highlight, offering a patio seating area, a lush lawn, and well-stocked borders, ideal for gardening enthusiasts. A delightful summer house, complete with power and light, adds to the charm and functionality of the outdoor space. There is also an additional shed/workshop.

This beautifully presented bungalow is not just a home; it is a lifestyle choice, offering peace, privacy, and ample space for relaxation and recreation. With its prime location and exceptional features, this property is a must-see for anyone looking to settle in a sought-after area of Bradford.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautifully presented two bedroom semi-detached bungalow in desirable 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