



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

Beldon Park Avenue, Bradford, BD7 4LB
£200,000

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.

No Onward Chain *** Potential To Extend STPP *** Three Bedrooms *** Modern Shower Room *** Garage And Driveway. Located in the desirable cul-de-sac of Beldon Park Avenue, Bradford, this charming three-bedroom semi-detached house presents an excellent opportunity for both families and first-time buyers. Offered with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming entrance hall that features built-in storage, providing a practical space for coats and shoes. The spacious lounge/diner is bathed in natural light, thanks to its dual aspect windows that overlook both the front and rear gardens, creating a warm and inviting atmosphere for relaxation and entertaining. The kitchen is well-equipped with fitted wall and base units, a double oven, a gas hob with an extractor hood, and space for your appliances, making it a delightful space for culinary pursuits.

The first floor boasts three well-proportioned bedrooms, each fitted with wardrobes, ensuring

plenty of storage for your belongings. The modern shower room is a standout feature, complete with a double walk-in shower cubicle, a low-level WC, and a stylish vanity hand wash unit, providing a contemporary touch to your daily routine.

Outside, the property benefits from a block-paved driveway leading to a garage, offering convenient off-street parking. The generous garden presents a wonderful opportunity for outdoor enjoyment and has the potential for extension, subject to planning permission.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom semi-detached in sought after cul-de-sac location being sold with no onward chain.

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