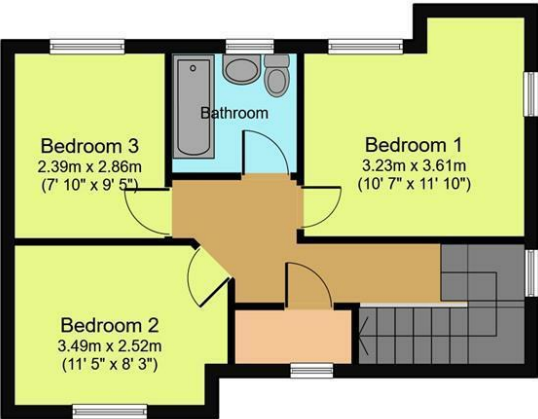


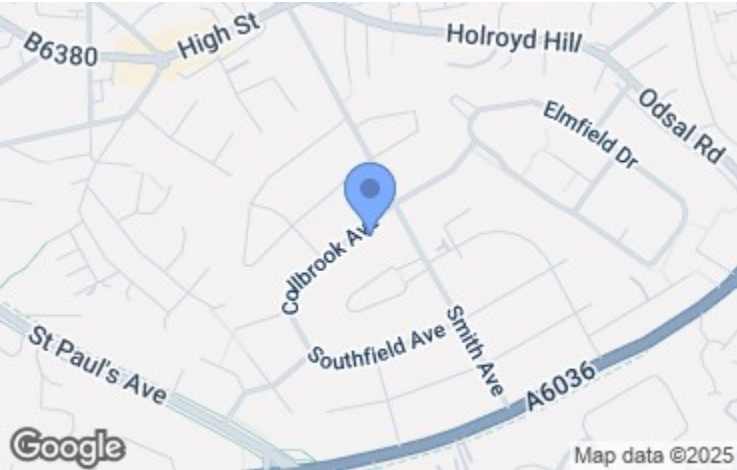
Ground Floor



First Floor

Created using Vision Publisher™

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	



Directions

See mapping.

Viewing arrangements

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



Collbrook Avenue, Bradford, BD6 1HN  
£170,000

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.





Three Bedroom Semi-Detached House \*\*\* Potential To Extend STPP \*\*\* Spacious Lounge With French Doors To Access The Garden. Located in the desirable area of Collbrook Avenue, Bradford, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Upon entering, you are welcomed by a spacious entrance hall that features convenient storage beneath the stairs, ensuring a clutter-free environment.

The inviting lounge boasts French doors that lead directly to the generous rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen/diner is fitted with modern wall and base units, an oven, and a gas hob with an extractor hood above, providing both functionality and style. There is also space for additional appliances, making it a practical choice for everyday living.

As you ascend to the first floor, you will find a

landing that includes a walk-in storage area, ideal for keeping your home organised. The three bedrooms are well-proportioned, offering comfortable spaces for rest and relaxation. The family bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a vanity hand wash unit, catering to all your family's needs.

Externally, the property benefits from a driveway at the front, providing off-road parking, while the enclosed rear garden offers a private outdoor retreat, perfect for children to play or for hosting summer barbecues. This delightful home combines practicality with comfort, making it a must-see for anyone looking to settle in this sought-after location.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three bedroom semi-detached in sought after location close to local schools, shops and amenities.

Rating authority  
Borough Council Tax Band A

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