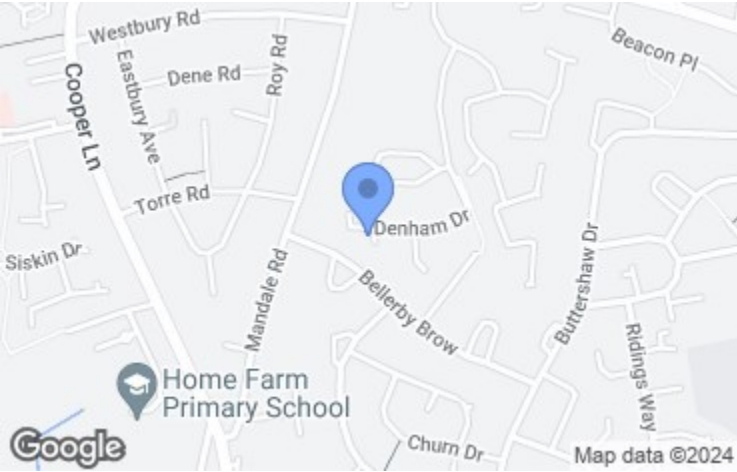




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Directions**

See mapping.

**Viewing arrangements**

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



**Gracy Fold, Bradford, BD6 3FE**  
**Offers In Excess Of £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.





Gracy Fold, Bradford, BD6 3FE



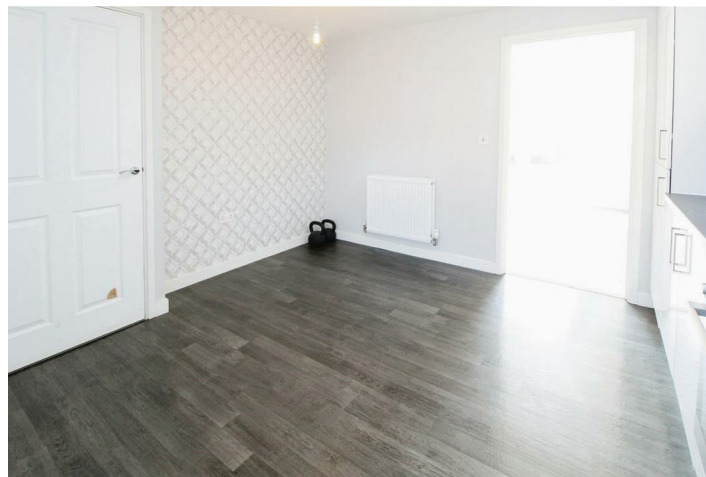
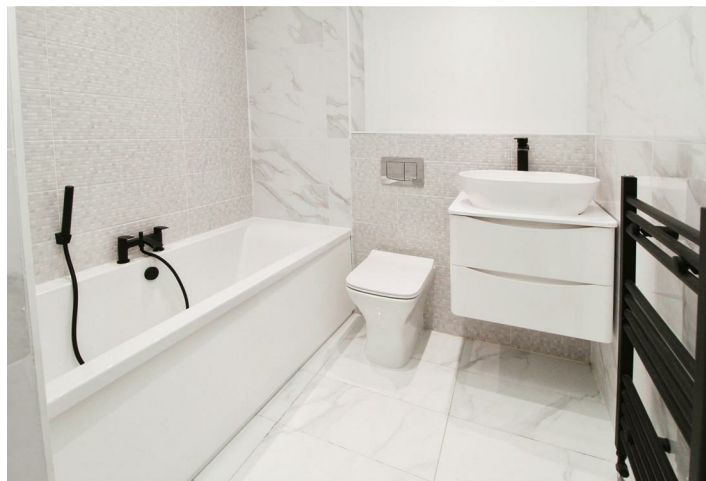
No Onward Chain \*\*\* Sought After Location  
 \*\*\* Family Bathroom, En-suite Shower Room  
 And Ground Floor WC \*\*\* Close To Local  
 Schools, Shops And Amenities \*\*\* Landscaped  
 Low Maintenance Garden.

Well presented three bedroom townhouse being sold with no onward chain. The property is situated in a highly sought after location within close proximity to the array of shops in and around the local village including supermarkets, health centres and restaurants. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

The accommodation briefly comprises;  
 Entrance hall with door to access the ground floor WC, kitchen/diner with modern wall and base units, integrated fridge/freezer, dishwasher, washing machine, oven, gas hob with extractor hood above, spacious lounge with under stairs storage cupboard and French doors to access the rear garden. On the first floor the landing gives access to two bedrooms

and the family bathroom with panel bath, low level WC and vanity sink unit. Final on the first floor there is a generous double bedroom with fitted wardrobes and a door to access the en-suite shower room which has eves storage, a shower cubicle, low level WC and hand wash unit.

Outside; There is a driveway to the front of the property which provides off street parking. The low maintenance landscaped rear garden has a decked area, patio area and artificial lawn.



**Train**  
 your text here



**Primary School**  
 your text here



**Secondary School**  
 your text here

**Fixtures & fittings**  
 Three bedroom townhouse in sought after 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