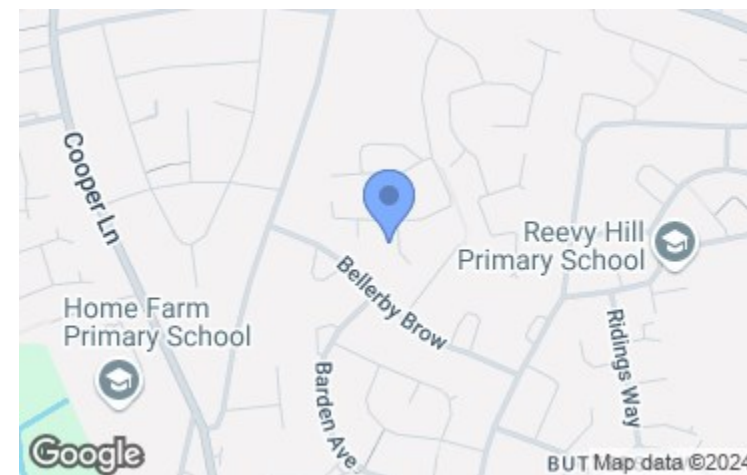




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.



Busk Ing Close, Bradford, BD6 3FG

£175,000

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.



Busk Ing Close, Bradford, BD6 3FG



Sought After Location *** Close To Local Schools, Shops And Amenities *** Driveway For Two Cars *** Modern Kitchen/Breakfast Room With Integrated Appliances *** Good Transport Links. The property is located in a highly sought after location with close proximity to the array of shops in and around the Wibsey village including supermarkets, health centres, restaurants, banks and many more. 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.

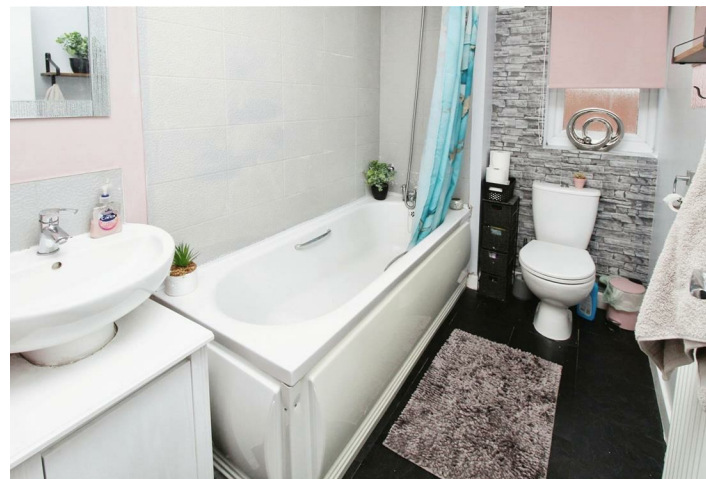
Nestled in the desirable location of Busk Ing Close, Bradford, this charming three-bedroom semi-detached house is a true gem waiting to be discovered. As you step into the property, you are greeted by a welcoming entrance hall leading to a ground floor WC, setting the tone for the elegance that awaits within.

The kitchen/breakfast room is a culinary delight, boasting modern fitted wall and base units, a convenient breakfast island, integrated appliances including a fridge/freezer,

dishwasher, oven, and gas hob with an extractor hood. There is also space for a washing machine, catering to all your needs with style.

The lounge is a cosy retreat, featuring French doors that open up to the rear garden, inviting in natural light and creating a seamless indoor-outdoor flow. Upstairs, you will find a landing leading to three inviting bedrooms, perfect for relaxation and rest. The family bathroom is a sanctuary in itself, offering a panel bath, low-level WC, and a hand wash basin, ideal for unwinding after a long day.

Outside, the property continues to impress with parking space for two vehicles on the driveway, ensuring convenience for you and your guests. The enclosed rear garden is a private oasis, complete with a charming patio seating area, lawn, and a side gate for easy access.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom semi-detached house in sought after location.

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
Leasehold