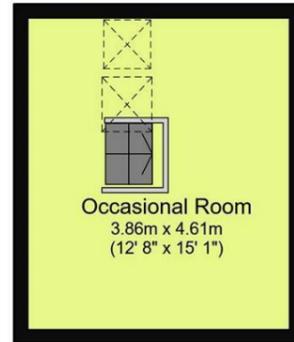




Ground Floor



First Floor



Second Floor

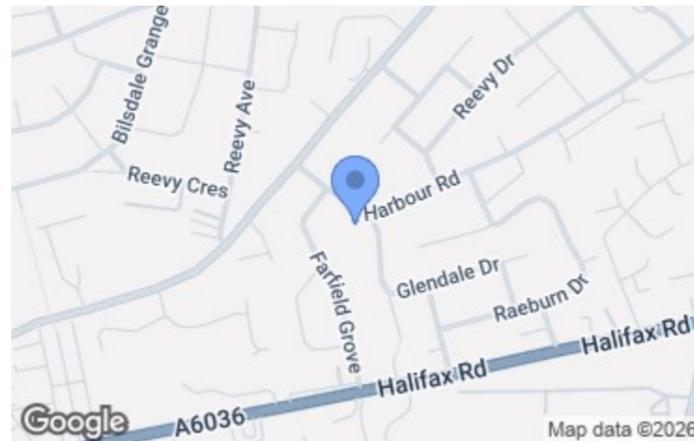
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(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.



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.



**Harbour Road, Bradford, BD6 3QX**  
**Offers In The Region Of £230,000**



Harbour Road, Bradford, BD6 3QX



Three Bedrooms And Loft Room \*\*\* Two Reception Rooms \*\*\* Garage And Driveway \*\*\* Potential To Extend STPP. Located in the highly sought-after area of Harbour Road, Wibsey, Bradford, this spacious semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a charming lounge, complete with a bay window and a cosy gas fire, perfect for those chilly evenings. The kitchen is thoughtfully designed with fitted wall and base units, a double oven, and a hob with an extractor hood above, providing a functional space for culinary enthusiasts. French doors open from the kitchen to the generous rear garden, allowing for a seamless flow between indoor and outdoor living. An open archway connects the kitchen to the dining room, creating an inviting atmosphere for family meals and entertaining guests.

The first floor features three bedrooms, one of which boasts fitted wardrobes, while another includes a walk-in wardrobe, offering plenty of storage options. The family bathroom is well-appointed with a bath, a shower cubicle, a low-level WC, and a hand wash basin, catering to all your needs. Additionally, a loft room serves as an occasional bedroom or extra storage space, enhanced by two Velux windows that fill the area with natural light.

Externally, the property benefits from a garage and a driveway, providing off-street parking for your convenience. The generous enclosed rear garden not only offers a tranquil outdoor space but also presents potential for extension, subject to planning permission.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Spacious three bedroom semi-detached house in sought after location with potential to extend STPP.

**Rating authority**  
Borough Council Tax Band C

**Services**  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold