

Total floor area: 127.3 sq.m. (1,370 sq.ft.)

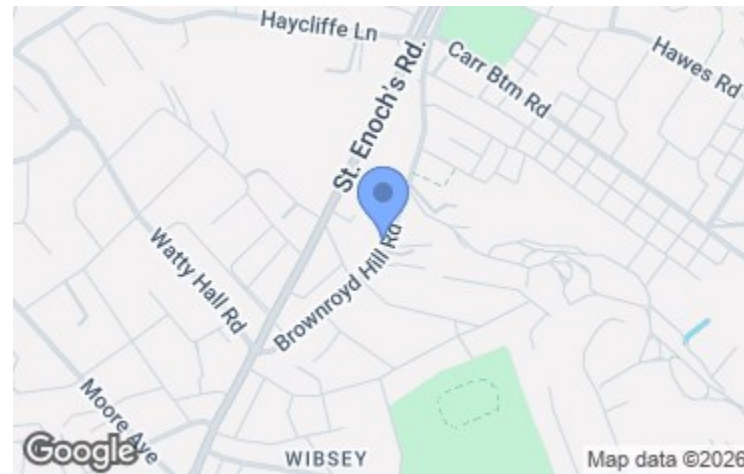
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	78
(39-54) <b>E</b>	58
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

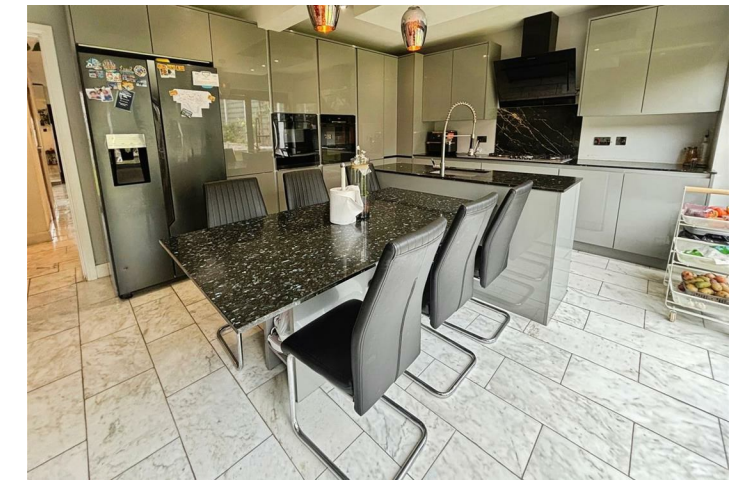
**Viewing arrangements**

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



**Directions**

See mapping.



**Brownroyd Hill Road, Bradford, BD6 1RY**

**£275,000**

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.



Brownroyd Hill Road, Bradford, BD6 1RY

 1  3  2

Extended Three Bedroom Semi-Detached House  
 \*\*\* Underfloor Heating Throughout The Ground Floor And Shower Room \*\*\* Modern Kitchen/Diner With Bi-Fold Doors To Access The Garden. Located in the highly desirable area of Brownroyd Hill Road, Bradford, this spacious and well-presented three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that features convenient storage and access to a ground floor WC, ensuring practicality for family life.

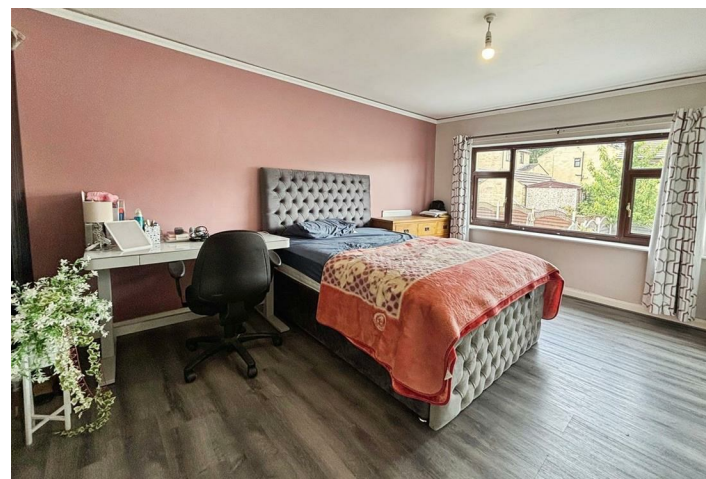
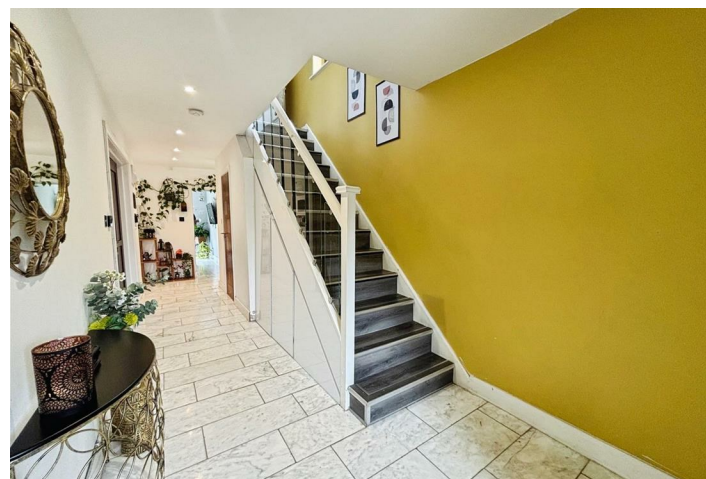
The generous lounge provides an inviting space for relaxation, while the kitchen/diner is a true highlight of the home. It boasts modern fitted wall and base units, complemented by elegant granite worktops. The kitchen is equipped with an integrated microwave, oven, and a gas hob with an extractor hood above, making it a chef's delight. A built-in dining table adds to the functionality, and bi-fold doors seamlessly connect the indoor space to the enclosed rear garden, perfect for entertaining or enjoying the

outdoors.

On the first floor, you will find three well-proportioned bedrooms, each fitted with wardrobes, providing ample storage. The modern shower room features a stylish shower cubicle, a low-level WC, and a vanity hand wash unit, ensuring a contemporary feel throughout.

Externally, the property benefits from a double garage at the front, complete with power and light connected, offering additional storage or workshop space. The enclosed rear garden is a private oasis, featuring a charming summer house equipped with a pizza oven, perfect for hosting gatherings or enjoying quiet evenings.

This delightful home is ideal for families seeking a blend of modern amenities and a welcoming community atmosphere. With its excellent location and thoughtful design, it is a must-see for anyone looking to settle in Bradford.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
 Spacious and well presented three bedroom semi-detached house in highly desirable location.

**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