



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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

Stroothers Place, Bradford, BD4 0BN
£210,000

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.



Stroothers Place, Bradford, BD4 0BN



**** Detached property ** Spacious kitchen/diner
**** Three Bedrooms ** Close To Local Schools,
 Shops And Amenities ** well presented
 throughout ** Sought after location ** A well
 presented, three bedroom detached property
 situated on this residential development in
 Tyersal. Being well presented throughout and
 with well proportioned garden, detached garage
 and driveway this will make an ideal home for a
 professional couple or family.****

Upon entering, you are greeted by a spacious
 entrance hall leading to a downstairs w/c and
 vanity hand wash until, To a spacious lounge
 where you can unwind after a long day. The
 kitchen/diner is a delightful space featuring
 fitted wall and base units, an oven, gas hob with
 extractor hood above, and ample room for your
 appliances. The under stairs storage provides
 practicality and convenience for your everyday
 needs.

As you make your way upstairs, you will find
 three well-appointed bedrooms offering comfort
 and privacy. The shower room is elegantly

designed with a shower cubicle with rain fall
 shower head, low-level WC, and a vanity hand
 wash unit, ensuring a touch of luxury in your
 daily routine.

Outside, the property offers a driveway and
 garage, providing convenient parking options.
 The rear garden is a tranquil oasis with a patio
 seating area, a lawn, and a summer house with
 tv fitted which would be amazing to unwind on
 a summers day. The ample outdoor space
 presents plenty of potential to extend STPP.

Very cheap to run with an energy rating of B
 with the potential to reach A.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

<p>Fixtures & fittings Well presented three bedroom detached property in sought after location.</p> <p>Rating authority Borough Council Tax Band C</p>	<p>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.</p> <p>Tenure Freehold</p>
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