



Ground Floor

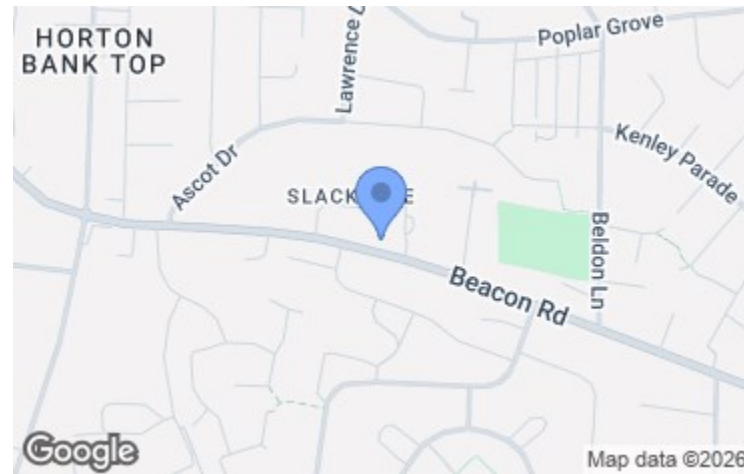
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See mapping.



**Beacon Road, Bradford, BD6 3DP**  
**Offers In Excess Of £170,000**

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.



Beacon Road, Bradford, BD6 3DP



Two Bedroom Bungalow \*\*\* Detached Garage With Electric Door \*\*\* Spacious Lounge With Gas Fire \*\*\* Low Maintenance Gardens. Nestled on the charming Beacon Road in Bradford, this deceptively spacious two-bedroom bungalow offers a delightful blend of comfort and convenience. This property offers an excellent opportunity for those seeking a home in a highly desirable location.

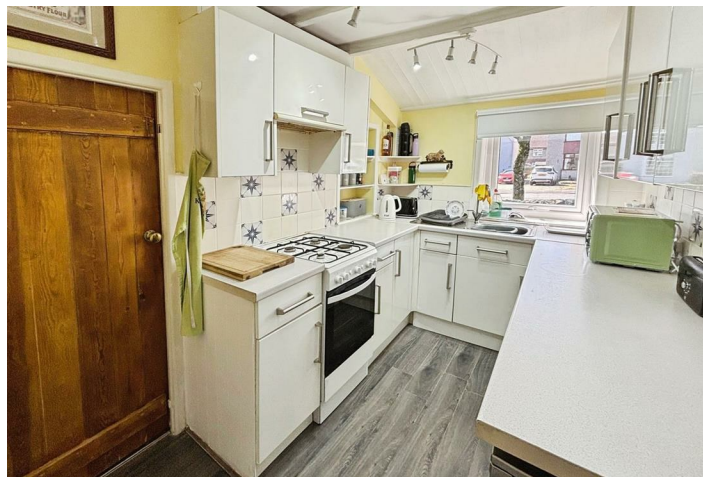
The bungalow is ideally situated within close proximity to a variety of local amenities, including supermarkets, health centres, and restaurants, making daily life both easy and enjoyable. For those who commute, the property is just a few miles from the motorway networks and Low Moor train station, with excellent bus routes to Leeds, Bradford, and beyond.

Upon entering, you are welcomed by a bright entrance hall that leads to a generous lounge, featuring exposed original beams and a charming new HE gas fire, perfect for cosy evenings. The kitchen is well-equipped with

modern fitted wall and base units, a stainless steel sink with drainer and mixer tap, a free-standing cooker, and space for additional appliances. The shower room is practical, complete with a shower cubicle, low-level WC, and hand wash basin.

The accommodation includes a master bedroom with fitted wardrobes, providing plenty of storage, alongside a comfortable single bedroom. Additionally, a large store room houses the boiler, offering extra utility space.

Outside, the property boasts low-maintenance gardens to the front and side, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. A gated driveway leads to a detached garage with electric doors providing secure parking and additional storage.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

<p><b>Fixtures &amp; fittings</b> Well presented two bedroom bungalow in sought after location close to local shops and amenities.</p> <p><b>Rating authority</b> Borough Council Tax Band B</p>	<p><b>Services</b> INDEPENDENT MORTGAGE &amp; 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.</p> <p><b>Tenure</b> Freehold</p>
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