



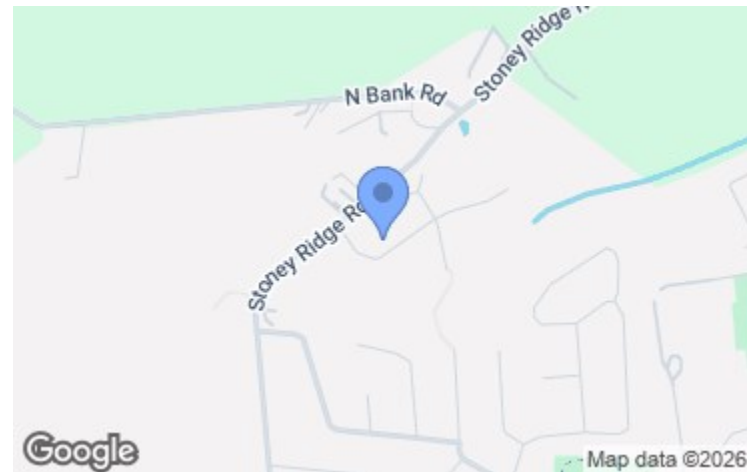
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
			72
		44	
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See mapping.



Woodland Crescent, Bradford, BD9 6PE

£200,000

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.



Woodland Crescent, Bradford, BD9 6PE

 2  3  1

No Onward Chain *** Three Bedrooms *** Two Reception Rooms *** Potential To Extend STPP *** Garage And Driveway. Nestled in the desirable Woodland Crescent area of Bradford, this spacious three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. With a generous layout and a wealth of potential, this property is ideal for families or individuals seeking a project to modernise.

Upon entering, you are welcomed by a practical entrance hall featuring convenient under stairs storage. The lounge, bathed in natural light, boasts double doors that lead seamlessly into the dining room, creating an inviting space for entertaining or family gatherings. The kitchen is equipped with fitted wall and base units, a free-standing cooker, and a sink with a drainer and mixer tap, along with space for additional appliances.

The first floor comprises three well-proportioned bedrooms, each offering a comfortable retreat. The shower room is fitted with a shower

cubicle, a low-level WC, and a hand wash basin, catering to the needs of a busy household.

Externally, the property benefits from a driveway and a garage for additional storage or parking. The front and rear gardens provide outdoor space for relaxation or gardening enthusiasts, enhancing the appeal of this family home.

Being sold with no onward chain, this property is a rare find in a sought-after location, making it an excellent choice for those looking to invest in a home that they can truly make their own. With its combination of space, potential, and convenient amenities nearby, this semi-detached house is not to be missed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom semi-detached house in need of modernization being sold with no onward chain.

Rating authority
Borough Council Tax Band D

Services
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Tenure
Freehold