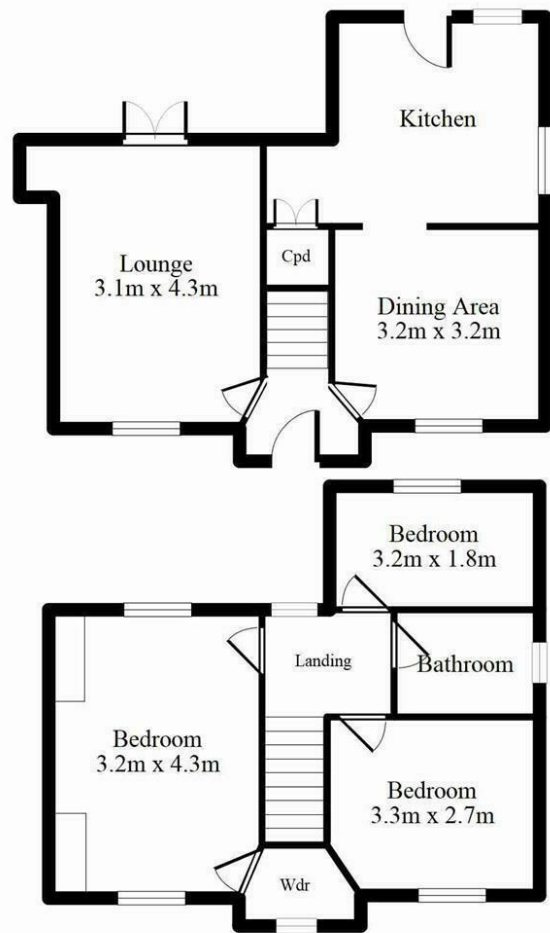
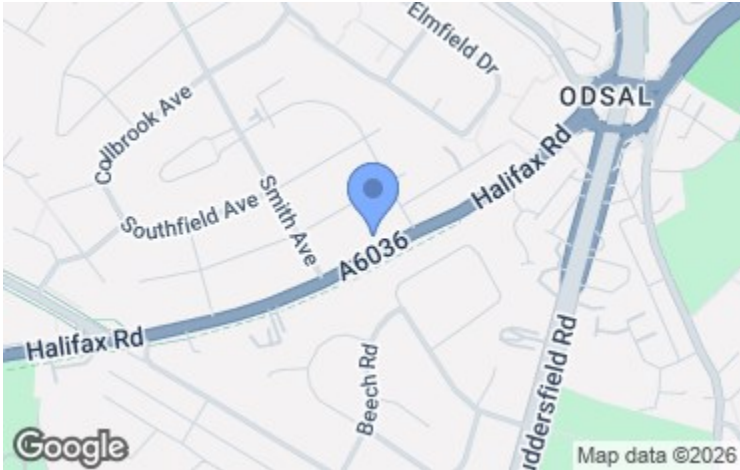




Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMs 2024



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 | 62      | 80                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (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  |



Viewing arrangements

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

Directions

See mapping.



Halifax Road, Bradford, BD6 1JH  
Offers In Excess Of £220,000

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.





Halifax Road, Bradford, BD6 1JH

 2  3  1

Three Bedroom Semi-Detached House \*\*\* Two Reception Rooms \*\*\* Generous Low Maintenance Garden \*\*\* Modern Kitchen And Bathroom. Located on Halifax Road in Bradford, this impressive three-bedroom semi-detached house offers a perfect blend of comfort and style. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, providing ample space for family living.

The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests one has a storage cupboard that has plumbing for an en-suite and fitted wardrobes. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this home is the superb rear garden, which presents an excellent opportunity for outdoor enjoyment. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in a tranquil

setting, this outdoor space is sure to impress. Additionally, the property offers off road parking for many vehicles, a rare find that adds to the convenience of living in this desirable area.

This semi-detached house on Halifax Road is not just a home; it is a lifestyle choice, perfect for families or anyone seeking a peaceful retreat with easy access to local amenities. Do not miss the chance to make this wonderful property your own.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Well presented three bedroom semi-detached house in sought after location with two reception rooms.

Rating authority  
Borough Council Tax Band A

Services  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold