

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | <p>70</p>                          | <p>84</p>                                                                           |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |

Strictly by appointment through WW Estates  
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wibsey@wwestateagents.com



See mapping.



**Edgemoor Close, Bradford, BD4 6RT**  
**Offers Over £170,000**



Edgemoor Close, Bradford, BD4 6RT

 1  3  2

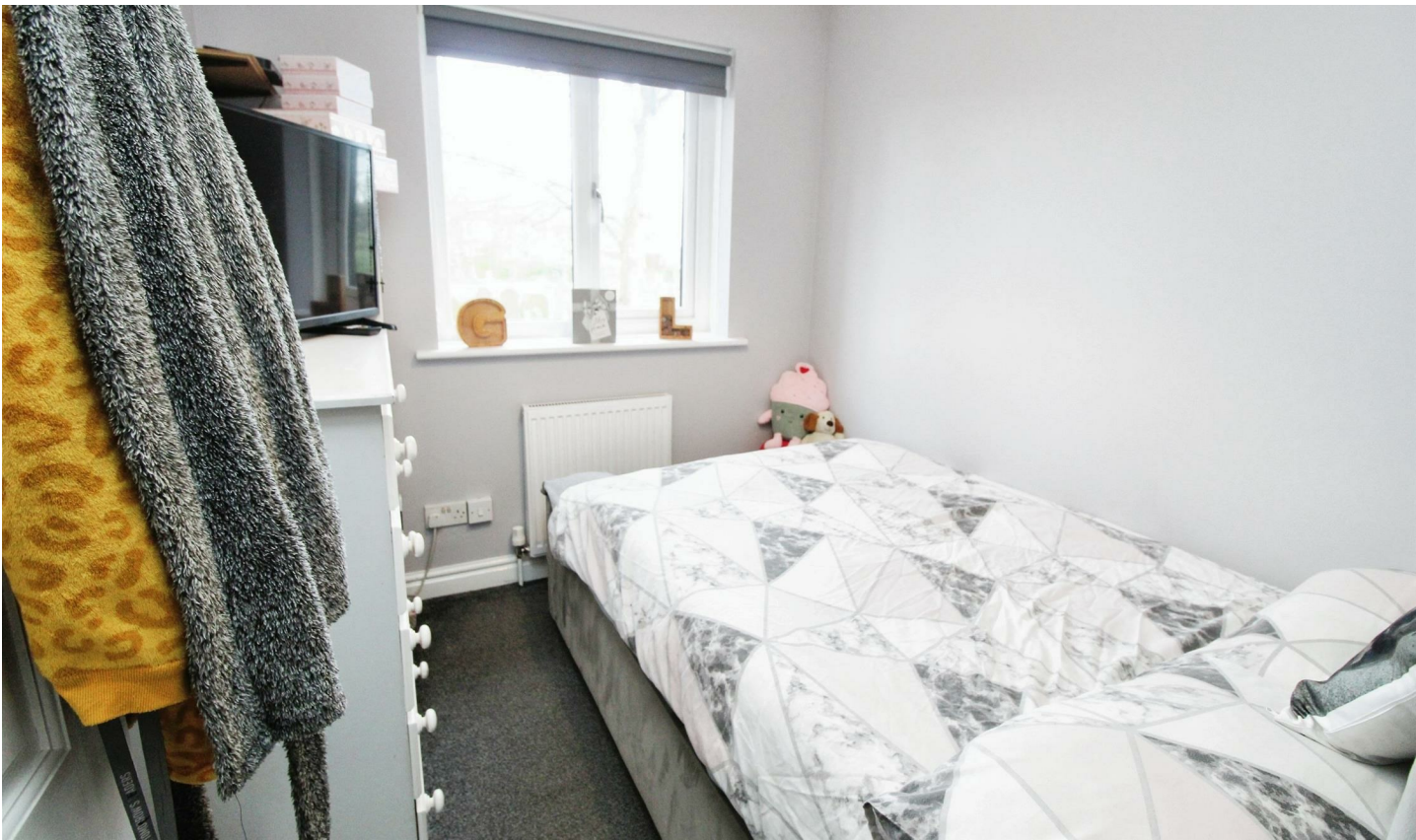
No onward chain \*\*\* Sought After Location \*\*\*  
Ground Floor WC And En-Suite \*\*\* Garage  
And Driveway \*\*\* Low Maintenance Garden.  
Nestled in the desirable Edgemoor Close,  
Bradford, this charming three-bedroom semi-  
detached house presents an excellent  
opportunity for both families and first-time  
buyers. Offered with no onward chain.

Upon entering, you are greeted by a welcoming  
entrance hall that leads to a convenient ground  
floor WC. The spacious lounge features elegant  
French doors that open directly into the rear  
garden, creating a seamless flow between  
indoor and outdoor living. The heart of the  
home is undoubtedly the well-appointed  
kitchen/diner, which boasts fitted wall and base  
units and an integrated dishwasher, making it  
perfect for both everyday meals and  
entertaining guests.

The first floor comprises three generously sized  
bedrooms, with one benefiting from an en-suite  
shower room, providing a private retreat for the  
occupants. The family bathroom is thoughtfully

designed, featuring a bath, low-level WC, and  
hand wash basin, ensuring comfort and  
convenience for all.

Externally, the property offers parking for two  
vehicles, a garage, and a low-maintenance rear  
garden, ideal for enjoying the outdoors without  
the hassle of extensive upkeep.



Fixtures & fittings  
Three bedroom semi-detached house in sought after  
location being sold with no onward chain.

Rating authority  
Borough Council Tax Band C

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.

Tenure  
Freehold