



Total floor area: 79.0 sq.m. (851 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	81
<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.



**Wimborne Drive, Bradford, BD15 7AH**  
**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.



Wimborne Drive, Bradford, BD15 7AH



No Onward Chain \*\*\* Three Bedrooms \*\*\* Potential To Extend STPP \*\*\* Extended Kitchen/Diner \*\*\* Garage And Driveway. Welcome to this spacious three-bedroom semi-detached house located on Wimborne Drive, Allerton. Nestled in a highly desirable area, this property is perfect for families and individuals alike, and it is being offered with no onward chain, allowing for a smooth transition into your new home.

As you enter, you are greeted by a welcoming entrance hall that leads into a bright and airy lounge, featuring a charming bay window and a cosy gas fire, ideal for those chilly evenings. The heart of the home is undoubtedly the extended kitchen/diner, which boasts modern fitted wall and base units, an oven, a gas hob with an extractor hood above, and integrated appliances including a dishwasher and washing machine. This space is perfect for entertaining guests or enjoying family meals.

The first floor comprises three well-proportioned bedrooms, providing ample space for relaxation

and rest. The family bathroom is conveniently located upstairs and is equipped with a bath that has a shower over, a low-level WC, and a hand wash basin, ensuring all your needs are met.

Outside, the property features a garage and a driveway that can accommodate many vehicles, providing plenty of parking space. The enclosed private landscaped rear garden offers a tranquil retreat, perfect for outdoor gatherings or simply enjoying the fresh air.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

<p><b>Fixtures &amp; fittings</b> Spacious three bedroom semi-detached house in highly desirable location being sold with no onward chain.</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>Rating authority</b> Borough Council Tax Band C</p>	<p><b>Tenure</b> Freehold</p>