

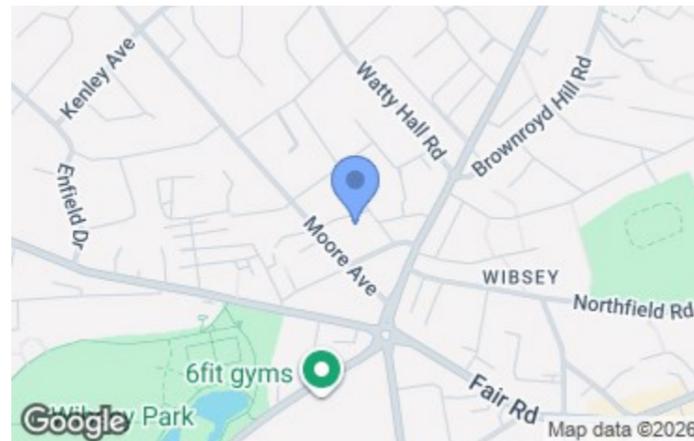
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing arrangements

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



Directions

See mapping.



Briggs Place, , BD6 3AX
Offers In The Region Of £185,000

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.



Briggs Place, , BD6 3AX



No Onward Chain *** Planning Permission For Single Story Wrap Around Extension & Double dormers*** Two Reception Rooms *** Ample Off Road Parking. Located in the highly sought-after area of Briggs Place, Bradford, this charming three-bedroom end terrace house presents an excellent opportunity for families and investors alike. With no onward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a entrance porch leading into a bright entrance hall. The ground floor boasts two generous reception rooms, including a delightful lounge featuring a bay window and a cosy gas fire, perfect for those chilly evenings. The dining room, with its French doors, provides a seamless transition to the rear garden, ideal for entertaining or enjoying a quiet moment outdoors. The well-appointed kitchen is fitted with both wall and base units, a free-standing cooker, and an integrated dishwasher, along with space for additional appliances.

Venturing upstairs, you will find three

comfortable bedrooms, each offering a peaceful retreat. The family bathroom is thoughtfully designed, complete with a bath and shower over, a low-level WC, and a stylish vanity hand wash unit.

Outside, the property boasts a large driveway with parking for many vehicles, along with a garage for added convenience. The gardens to the front, side, and rear provide a wonderful outdoor space, with potential for extension, subject to planning permission.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Three bedroom end terrace house with room to extend and being sold with no onward chain.</p> <p>Rating authority Borough Council Tax Band B</p>	<p>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.</p> <p>Tenure Freehold</p>
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