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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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	
<b>67</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

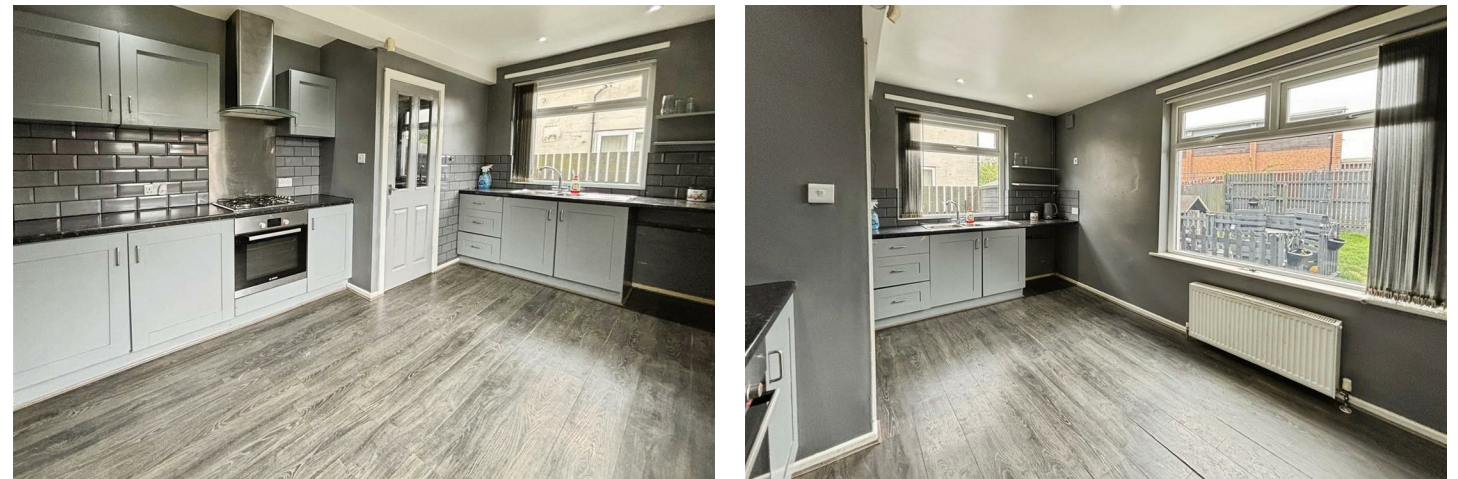
**Viewing arrangements**

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



**Directions**

See mapping.



**Eaglesfield Drive, Bradford, BD6 2PY**  
**Offers In Excess Of £150,000**

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.



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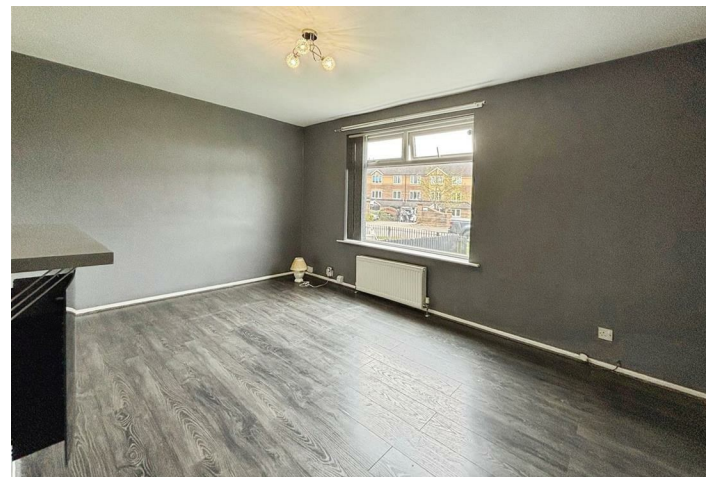
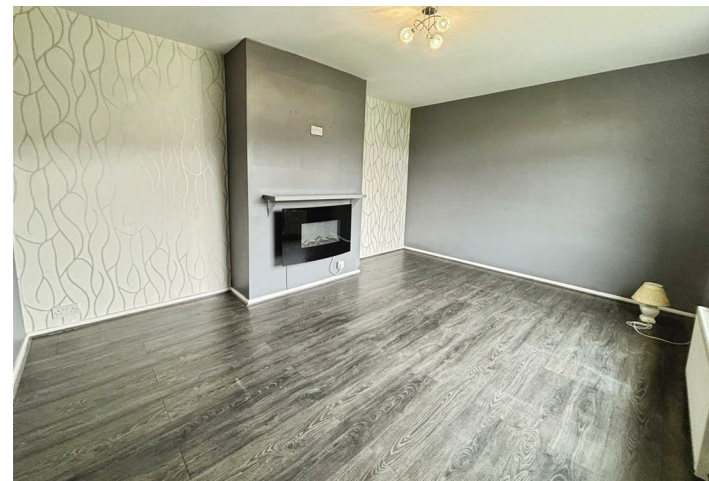
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No Onward Chain \*\*\* Three Bedrooms \*\*\* Boiler Less Than A Year Old And Still Under Five Year Warranty \*\*\* Ground Floor WC And Utility Room. Located in the desirable area of Eaglesfield Drive, Bradford, this spacious three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Offered for sale with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming entrance hall that features convenient under stairs storage and a ground floor WC, ensuring practicality for everyday living. The lounge is a comfortable space, complete with an electric fire, perfect for cosy evenings in. The heart of the home is undoubtedly the kitchen/diner, which boasts modern fitted wall and base units, an oven, a gas hob with an extractor hood, and and space for your appliances. Adjacent to the kitchen, the utility room provides additional space and plumbing for a washing machine and tumble dryer, enhancing the functionality of the home.

Moving upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The family bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a hand wash basin, catering to all your family's needs.

Outside, the property benefits from generous front and rear gardens, providing ample space for outdoor activities and relaxation. On-road parking is also available, adding to the convenience of this lovely home.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

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

**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 Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold