



Ground Floor

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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	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Directions

See mapping.

Viewing arrangements

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



Hawes Drive, Bradford, BD5 9BB
£170,000

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.



Hawes Drive, Bradford, BD5 9BB

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Two Bedroom Terraced Bungalow *** Two Reception Rooms *** Gated Driveway *** No Onward Chain. Located in the desirable area of Hawes Drive, Bradford, this charming two-bedroom terraced bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered with no onward chain, this property is perfect for downsizers, or investors alike.

Upon entering, you are welcomed by a spacious entrance hall featuring built-in storage, providing a practical and tidy space. The inviting lounge boasts a lovely bay window that fills the room with natural light, complemented by a cosy gas fire, making it an ideal spot for relaxation. Adjacent to the lounge, the dining room offers a perfect setting for family meals or entertaining guests.

The well-appointed kitchen is equipped with fitted wall and base units, a free-standing cooker, and space for additional appliances, ensuring that culinary enthusiasts will feel right at home. The bungalow features two generous

double bedrooms, one of which benefits from fitted wardrobes, providing plenty of storage space.

The modern wet room is designed for ease of use, featuring a walk-in shower, low-level WC, and hand wash basin, catering to all your daily needs.

Outside, the property boasts a gated driveway with parking for two vehicles, a valuable asset in this sought-after location. The front and rear gardens offer delightful outdoor spaces for gardening or simply enjoying the fresh air.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom terraced bungalow in sought after location being sold with no onward chain.

Rating authority
Borough Council Tax Band B

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