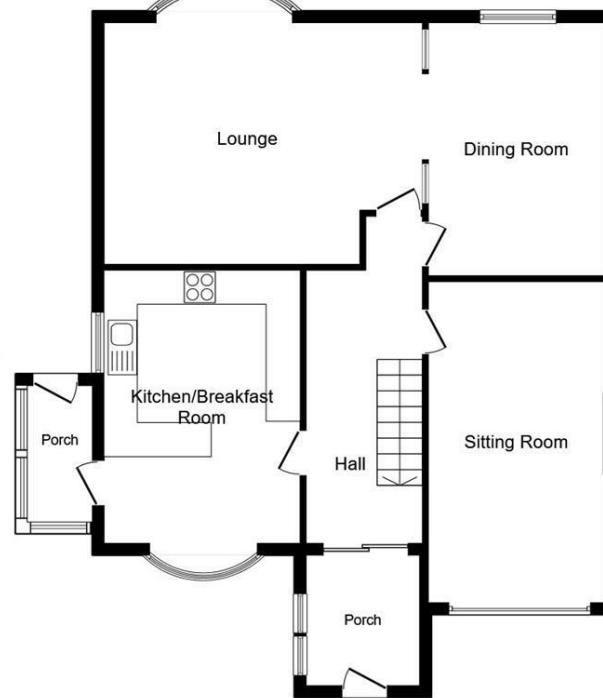


Lower Ground Floor



First Floor

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](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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.



**Frensham Grove, Bradford, BD7 4AN**  
**Offers In The Region Of £295,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | [wibsey@wwestateagents.com](mailto:wibsey@wwestateagents.com) | [www.wwestateagents.com](http://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.



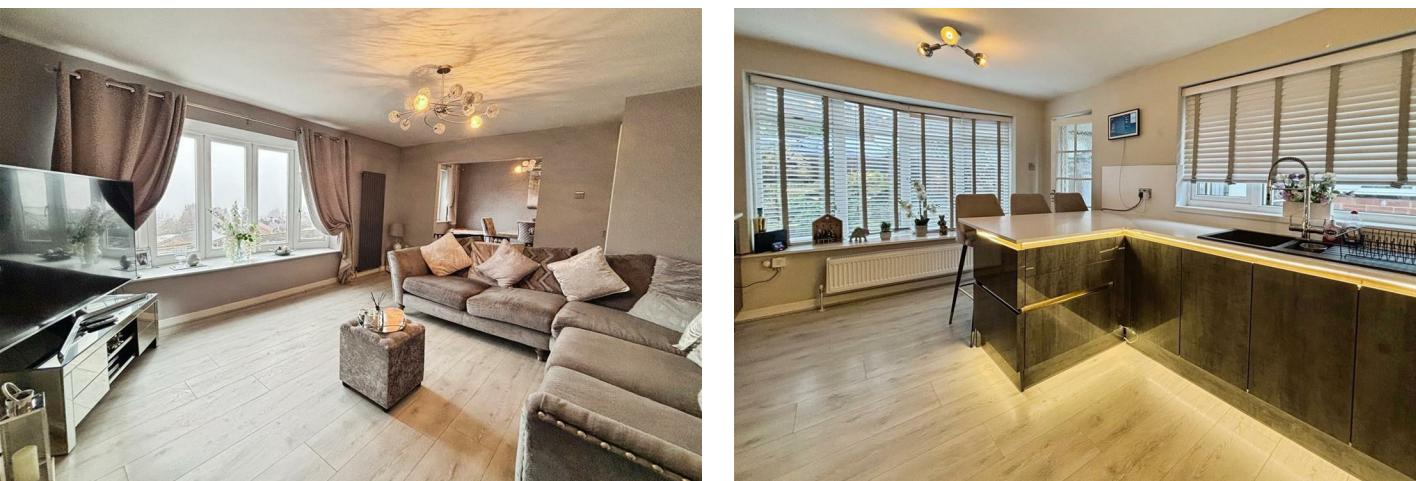
[PrimeLocation.com](http://PrimeLocation.com)

[Zoopla.co.uk](http://Zoopla.co.uk) [rightmove](http://rightmove.co.uk)



Spacious Four Bedroom Detached House \*\*\* Three Reception Rooms \*\*\* Utility Room And Family Bathroom \*\*\* Stunning Far Reaching Panoramic Views. Located in the highly sought-after cul-de-sac of Frensham Grove, Bradford, this spacious and well-presented four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance porch that leads into a bright entrance hall, setting the tone for the rest of the home.

The heart of the house is undoubtedly the modern kitchen/breakfast room, which boasts fitted wall and base units, a range cooker with an extractor hood above, and an integrated fridge/freezer, making it ideal for both casual dining and entertaining. The sitting room features a stylish media wall and an electric fire, with bi-fold doors that open to the front, allowing for an abundance of natural light. Additionally, there is a cosy lounge with a gas fire, perfect for relaxing evenings, and a dining room that provides an excellent space for family meals and gatherings.



The lower ground floor houses a utility room, complete with space and plumbing for a washing machine, adding to the practicality of the home. The four well-proportioned bedrooms include one with fitted wardrobes, ensuring ample storage. The family bathroom is thoughtfully designed with a bath, shower, and a vanity hand wash unit, complemented by a separate WC for convenience.

Outside, the property features a resin driveway that provides parking for two vehicles, along with an enclosed rear garden, perfect for outdoor activities and enjoying the fresh air. This delightful home is ideal for families seeking a peaceful yet convenient location, with all the amenities of Bradford within easy reach. Don't miss the opportunity to make this charming property your new home.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Spacious and well presented four bedroom detached house in sought after cul-de-sac location.

Rating authority  
Borough Council Tax Band D

#### 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