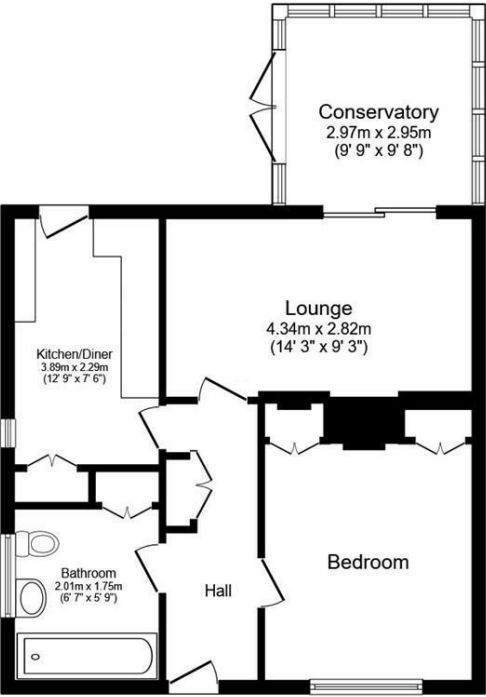
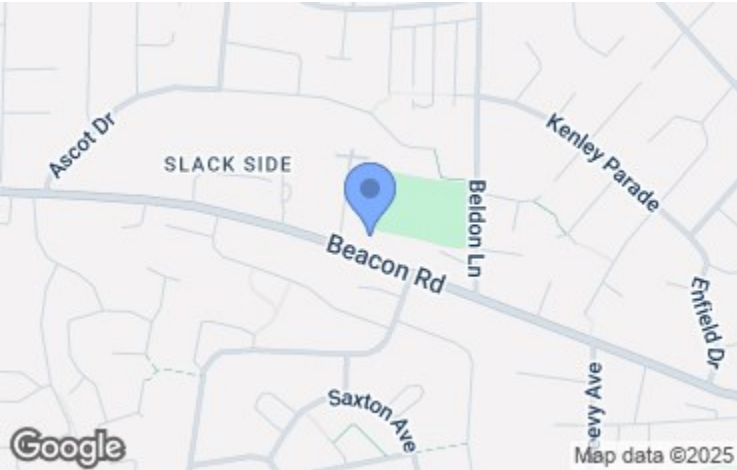




Floor Plan  
Floor area 62.1 sq.m. (669 sq.ft.)

Total floor area: 62.1 sq.m. (669 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



Directions

See mapping



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 64        |
| (55-68) D                                   |                         |           |
| (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

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.

Beacon Road, Bradford, BD6 3DU  
Auction Guide £120,000



Beacon Road, Bradford, BD6 3DU

 1  1  1

FOR SALE BY MODERN METHOD OF AUCTION \*\*\* STARTING BIDS £120,000 \*\*\* FEES APPLY \*\*\* No Onward Chain \*\*\* In Need Of Modernization \*\*\* Plenty Of Potential \*\*\* Generous Gardens. Located in the desirable area of Beacon Road, Bradford, this charming one-bedroom semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered with no onward chain, this property is perfect for first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed bedroom featuring fitted wardrobes, providing ample storage space. The heart of the home is the inviting kitchen/diner, equipped with fitted wall and base units, a double oven, and a gas hob with an extractor hood above. There is also space for essential appliances, making it a practical area for culinary pursuits and entertaining guests.

The lounge is a delightful space, complete with

a gas fire that adds warmth and character. From here, you can access the conservatory, which boasts French doors that open out to the generous garden, creating a seamless connection between indoor and outdoor living. The bathroom is thoughtfully designed, featuring a bath, low-level WC, and hand wash basin, ensuring all your needs are met.

Outside, the property benefits from a driveway with parking for many vehicles, along with a garage for additional storage or workshop space. The expansive gardens offer a wonderful opportunity for gardening enthusiasts and potential for extension, subject to planning permission.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
One bedroom semi-detached bungalow with good sized plot.

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