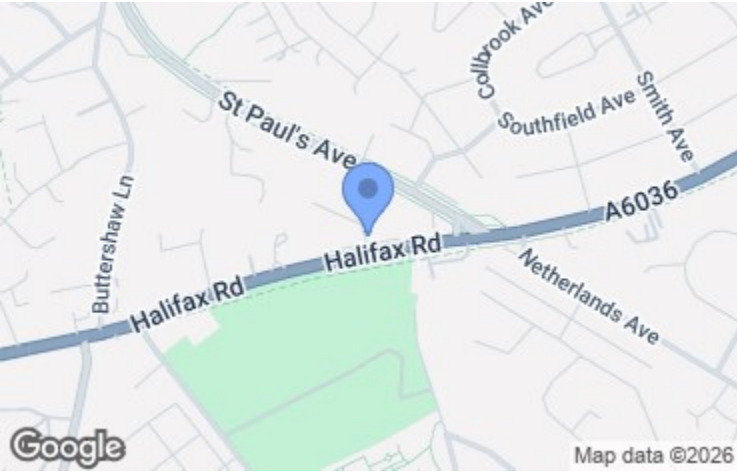




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



**Directions**

See mapping.



**Viewing arrangements**

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

**Somerville Park, Bradford, BD6 2JS**

**£475,000**

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.



Somerville Park, Bradford, BD6 2JS



Four Bedrooms Executive Detached House \*\*\* Ground Floor WC, En-Suite And Family Bathroom \*\*\* Double Garage And Driveway \*\*\* Conservatory. Located in the highly sought-after cul-de-sac of Somerville Park, Bradford, this well-presented and spacious four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The heart of the home is undoubtedly the expansive kitchen/diner, featuring an array of wall and base units, a double oven, a gas hob with an extractor hood, and integrated appliances including a microwave, dishwasher, and fridge/freezer, making it ideal for both family meals and entertaining guests.

The generous lounge is bathed in natural light and boasts French doors that open into a delightful conservatory, which further connects to the beautifully maintained rear garden. The utility room provides additional space and plumbing for a washing machine and tumble dryer, while the double garage, equipped with

power and light, offers ample storage or workshop potential.

Venturing upstairs, the master bedroom is a true retreat, complete with a charming Juliet balcony, fitted wardrobes, and a recently refitted en-suite shower room. There is also a separate office or occasional bedroom, alongside three further well-proportioned bedrooms, all featuring fitted wardrobes. The family bathroom is thoughtfully designed with a bath, shower over, low-level WC, and hand wash basin.

Outside, the property boasts a block-paved driveway with parking for many vehicles, alongside a generous enclosed rear garden that presents exciting possibilities for further extensions, subject to planning permission. This delightful home is perfect for families seeking a peaceful yet convenient location, with all the amenities of Bradford within easy reach.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Extended executive four bedroom detached house in highly desirable cul-de-sac location.

Rating authority  
Borough Council Tax Band E

Services  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold