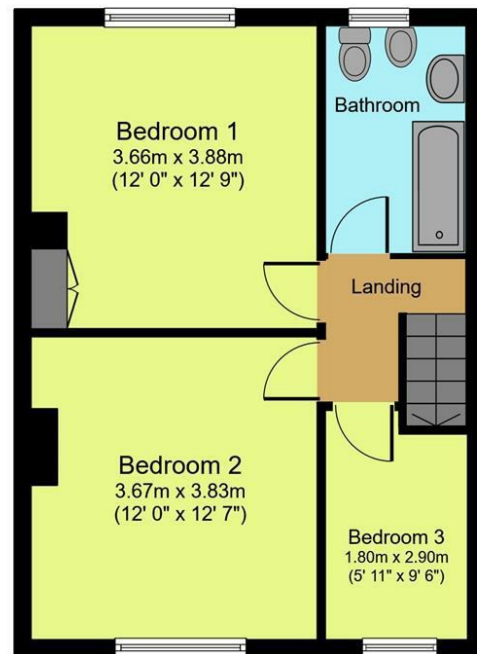


Ground Floor



First Floor

Created using Vision Publisher™



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>		64	75
(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		

**Viewing arrangements**

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



**Directions**

See mapping.



**Beacon Road, Bradford, BD6 3DY**

**£220,000**

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.



No Onward Chain \*\*\* Three Bedrooms \*\*\*  
 Driveway \*\*\* Two Reception Rooms \*\*\*  
 Generous Gardens Offering Potential To  
 Extend. Located in the highly sought-after area  
 of Beacon Road, Bradford, this charming three-  
 bedroom terraced house presents an excellent  
 opportunity for both families and investors  
 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 porch that leads into a spacious  
 hallway, complete with convenient under-stairs  
 storage. The generous lounge, featuring a  
 delightful bay window, provides a bright and  
 airy atmosphere, perfect for relaxation or  
 entertaining guests. Adjacent to the lounge is a  
 well-proportioned dining room, ideal for family  
 meals or gatherings.

The kitchen is equipped with fitted wall and  
 base units, an oven, and a hob with an extractor  
 hood above, along with space for your  
 appliances. This functional layout makes



cooking and meal preparation a pleasure.  
 As you ascend to the first floor, you will find  
 three comfortable bedrooms. Two of these  
 bedrooms come with fitted wardrobes,  
 providing plenty of storage space. The family  
 bathroom is thoughtfully designed, featuring a  
 bath with a shower over, a low-level WC, and a  
 hand wash basin.

Outside, the property boasts a driveway that  
 accommodates two vehicles, ensuring  
 convenience for you and your guests. The  
 generous front and rear gardens offer a  
 wonderful outdoor space, with potential for  
 extension, subject to planning permission.

This delightful terraced house on Beacon Road  
 is not to be missed. With its spacious interiors,  
 desirable location, and potential for further  
 development, it is an ideal choice for those  
 looking to settle in a vibrant community.



**Train**  
 your text here



**Primary School**  
 your text here



**Secondary School**  
 your text here

**Fixtures & fittings**  
 Spacious three bedroom terrace house in highly  
 desirable 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 introduce to Mortgages  
 with JD, Hanie & Co, who are authorised and regulated by the Financial conduct  
 Authority.

**Tenure**  
 Leasehold