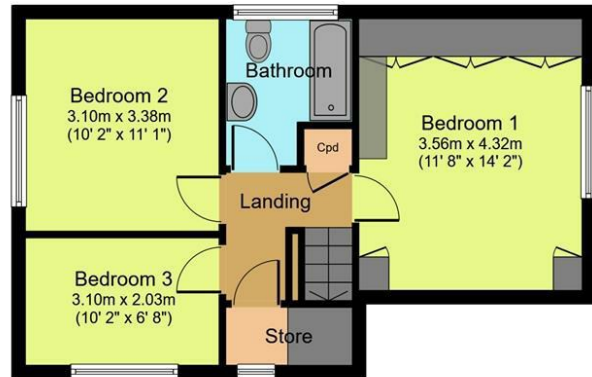


Ground Floor



First Floor

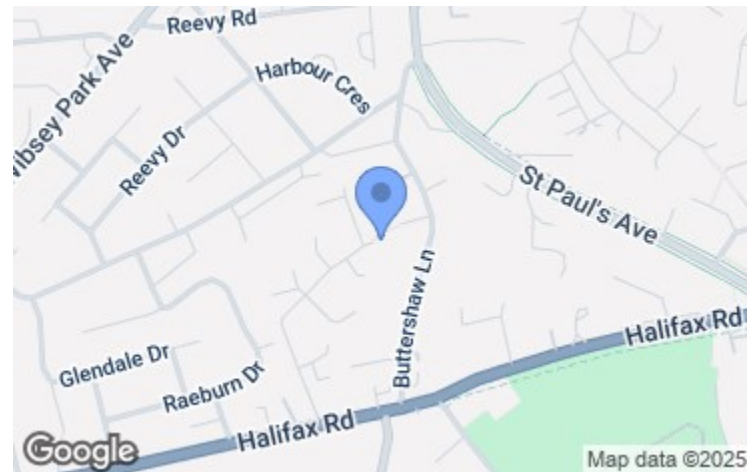
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(39-54) E			
(21-38) F			
(1-20) G			
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.



**Brearcliffe Drive, Bradford, BD6 2LE**  
**Offers In Excess Of £250,000**

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.



Brearcliffe Drive, Bradford, BD6 2LE



No Onward Chain \*\*\* 3/4 Bedroom Detached House \*\*\* Large Garden Offering Potential To Extend \*\*\* Double Garage And Driveway. Located in the highly desirable area of Brearcliffe Drive, Bradford, this spacious detached house presents an excellent opportunity for families and individuals alike. With no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The lounge features patio doors that open into a conservatory, which in turn boasts French doors leading to the expansive garden. This seamless connection between indoor and outdoor spaces enhances the home's appeal, making it ideal for gatherings or quiet evenings.

The kitchen is well-equipped with fitted wall and base units, a free-standing cooker, and ample space for appliances, ensuring that culinary enthusiasts will feel right at home. Additionally, the ground floor offers a

convenient WC with a low-level WC and a vanity hand wash unit, as well as a versatile dining room that can also serve as a fourth bedroom if desired.

Venturing upstairs, you will find three generously sized double bedrooms, one of which features fitted wardrobes, providing plenty of storage. The family bathroom is thoughtfully designed with a bath, low-level WC, and hand wash basin, catering to the needs of the household.

Outside, the property boasts a double garage and a driveway with parking space ample vehicles, a rare find in this area. The large gardens that surround the home offer a wonderful opportunity for outdoor activities and potential for extension, subject to planning permission.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
3/4 bedroom detached house highly desirable location being sold with no onward chain.

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