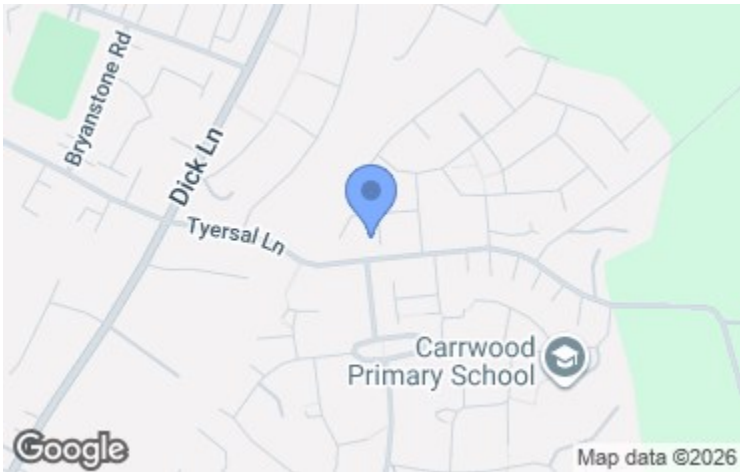




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Directions**

See Mapping.



**Viewing arrangements**

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

**Strothers Place, Bradford, BD4 0BN**  
**£230,000**

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.



Stroothers Place, Bradford, BD4 0BN



**\*\* Detached property \*\* Spacious kitchen/diner  
**\*\* Three Bedrooms \*\* Close To Local Schools,  
 Shops And Amenities \*\* well presented  
 throughout \*\* Sought after location \*\* A well  
 presented, three bedroom detached property  
 situated on this residential development in  
 Tyersal. Being well presented throughout and  
 with well proportioned garden, detached garage  
 and driveway this will make an ideal home for a  
 professional couple or family.****

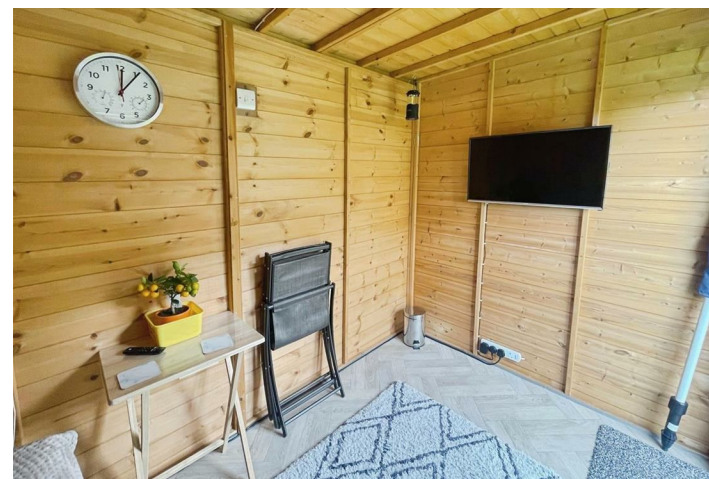
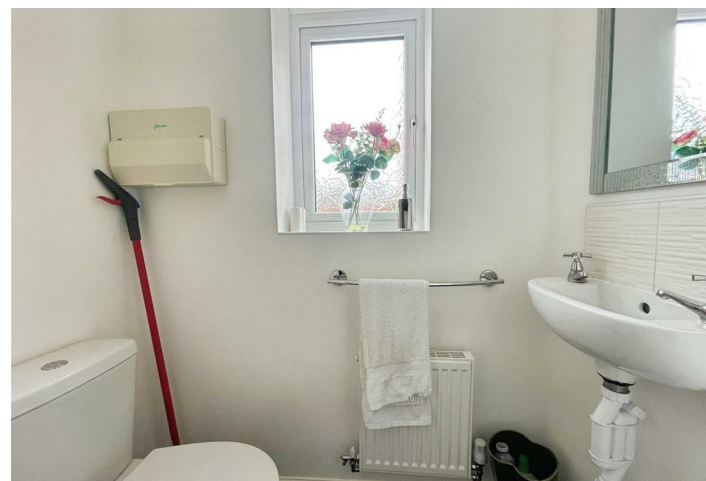
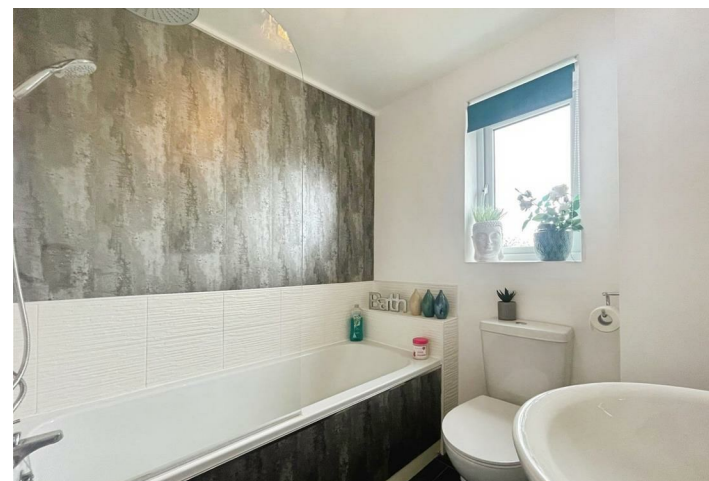
Upon entering, you are greeted by a spacious  
 entrance hall leading to a downstairs w/c and  
 vanity hand wash until, To a spacious lounge  
 where you can unwind after a long day. The  
 kitchen/diner is a delightful space featuring  
 fitted wall and base units, an oven, gas hob with  
 extractor hood above, and ample room for your  
 appliances. The under stairs storage provides  
 practicality and convenience for your everyday  
 needs.

As you make your way upstairs, you will find  
 three well-appointed bedrooms offering comfort  
 and privacy. The shower room is elegantly

designed with a shower cubicle with rain fall  
 shower head, low-level WC, and a vanity hand  
 wash unit, ensuring a touch of luxury in your  
 daily routine.

Outside, the property offers a driveway and  
 garage, providing convenient parking options.  
 The rear garden is a tranquil oasis with a patio  
 seating area, a lawn, and a summer house with  
 tv fitted which would be amazing to unwind on  
 a summers day. The ample outdoor space  
 presents plenty of potential to extend STPP.

Very cheap to run with an energy rating of B  
 with the potential to reach A.



**Train**  
 your text here



**Primary School**  
 your text here



**Secondary School**  
 your text here

**Fixtures & fittings**  
 Well presented three bedroom detached property in  
 sought after location.

**Rating authority**  
 Borough Council Tax Band C

**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