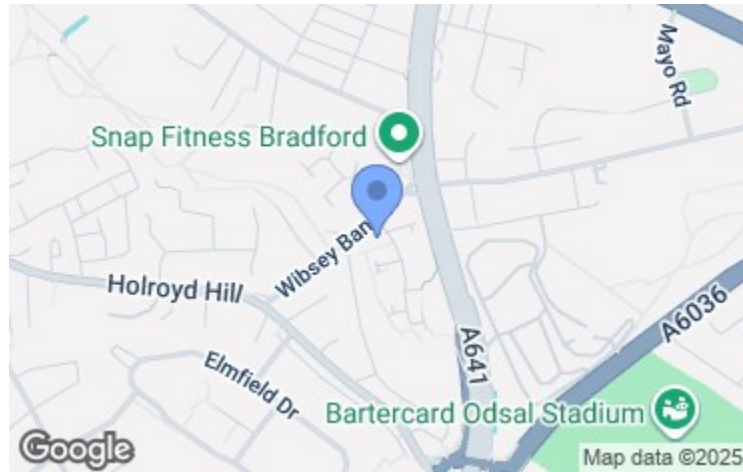




| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 79      | 87        |
| (55-68) D                                   |                         |         |           |
| (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.

**Wibsey Bank, Bradford, BD6 1AR**  
**Offers Over £260,000**

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.



Wibsey Bank, Bradford, BD6 1AR

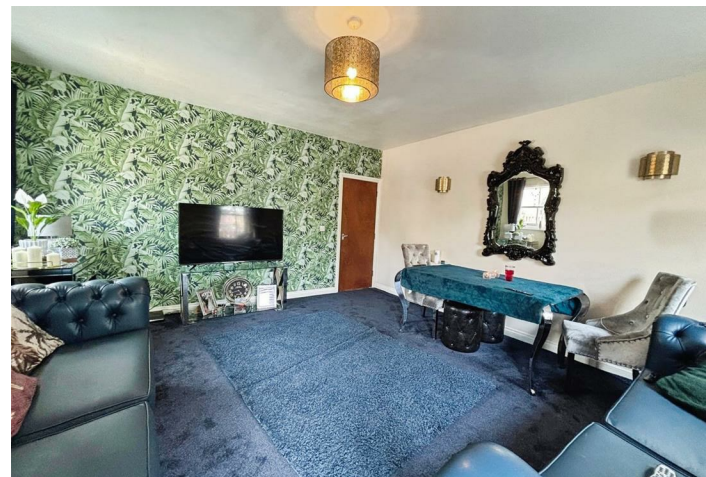
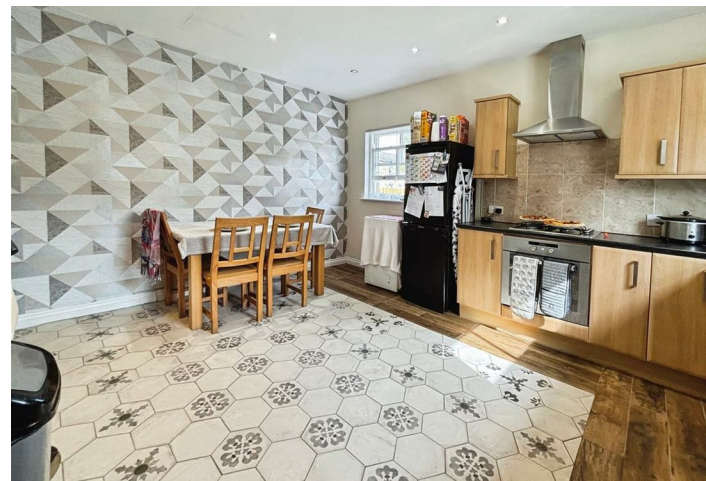
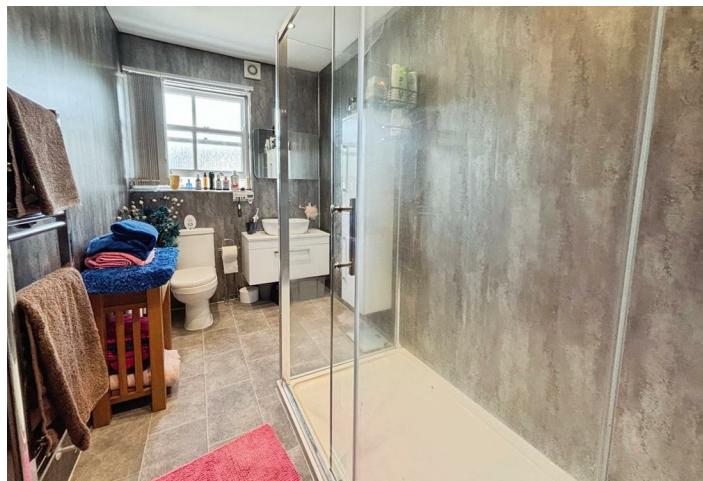
 1  5  2

Potential To Convert To HMO \*\*\* Five Bedroom Family Home \*\*\* Family Shower Room, En-Suite And Ground Floor WC \*\*\* Ample Off Street Parking \*\*\* Fantastic Commuter Links. Located in the desirable area of Wibsey Bank, Bradford, this substantial end terrace house offers a perfect blend of modern living and family comfort. Built in 2013, this property spans an impressive 1,378 square feet and boasts five well-proportioned bedrooms, making it an ideal home for larger families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that features convenient under stairs storage and a ground floor WC. The heart of the home is undoubtedly the spacious kitchen/diner, which is fitted with contemporary wall and base units, an oven, and a gas hob with an extractor hood above, providing ample space for appliances. The adjoining lounge is a bright and airy space, enhanced by French doors that lead directly to the rear garden, perfect for entertaining or enjoying family time outdoors.

The first floor comprises three bedrooms, alongside a modern family shower room equipped with a double shower cubicle, low-level WC, and a stylish vanity hand wash unit. Ascending to the second floor, you will find two further double bedrooms, one of which benefits from an en-suite shower room, offering privacy and convenience.

Outside, the property features gardens to the side and rear, providing a lovely outdoor space for relaxation. Additionally, the ample off-street parking is a rare find in this area, and there is potential to extend the property, subject to planning permission.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Spacious five bedroom family home in sought after location.

**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