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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>		71	76
	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See mapping.



**Stainton Close, Bradford, BD6 3TU**

**£200,000**

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.



Stainton Close, Bradford, BD6 3TU

 1  3  1

Three Bedroom End Terrace \*\*\* Potential To Extend STPP \*\*\* Modern Kitchen/Breakfast Room \*\*\* Large Gardens. Located in the desirable Stainton Close area of Bradford, this charming three-bedroom end terrace house presents an excellent opportunity for families and investors alike. The property boasts a generous plot, providing ample space for potential extensions, subject to planning permission.

Upon entering, you are welcomed by a bright entrance hall that leads into a spacious lounge, complete with a cosy gas-burning stove, perfect for those chilly evenings. The kitchen/breakfast room is a highlight of the home, featuring modern fitted wall and base units, an oven, a gas hob with an extractor hood, and a convenient breakfast bar. There is also space for appliances and a storage cupboard that retains the plumbing from a former ground floor WC, offering further possibilities for reconfiguration.

The first floor comprises three well-proportioned bedrooms, ideal for family living or guest

accommodation. The family bathroom is equipped with a bath and shower over, a low-level WC, and a hand wash basin, ensuring all essential amenities are readily available.

Externally, the property benefits from off-road parking for two vehicles at the front, while the side and rear gardens provide a delightful outdoor space, perfect for relaxation or entertaining. With its prime location and potential for expansion, this end terrace house is a rare find in the market. Do not miss the chance to make this lovely home your own.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

**Fixtures & fittings**  
Three bedroom end terrace house in sought after location with large garden offering potential to extend STPP.

**Rating authority**  
Borough Council Tax Band B

**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