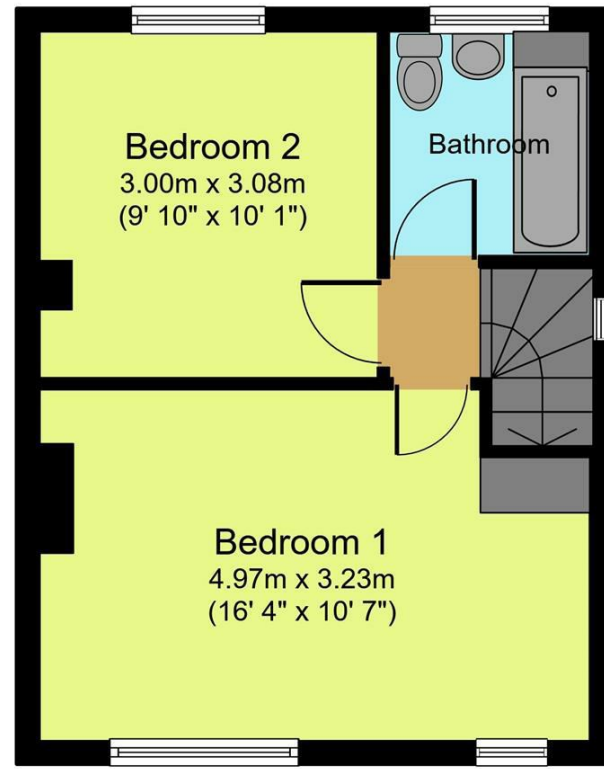


Ground Floor



First Floor

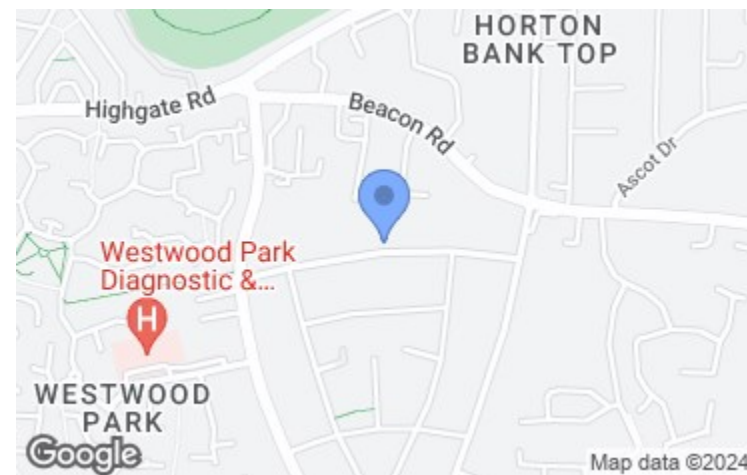
Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See mapping.



Westbury Road, Bradford, BD6 3NQ
Guide Price £160,000

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.



Westbury Road, Bradford, BD6 3NQ



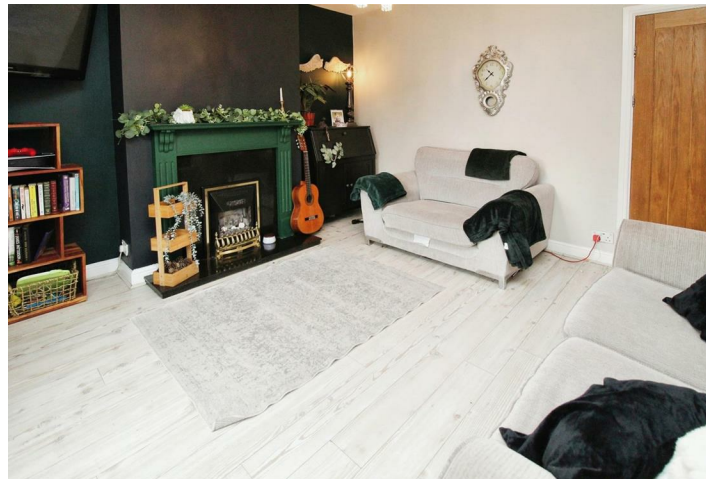
No Onward Chain *** Two Double Bedrooms
 *** Well Sought After Location *** Close To
 Local Schools, Shops And Amenities *** Gated
 Driveway Providing Ample Off Street Parking
 *** Potential To Extend STPP *** Man Cave
 With Power And Light Connected**

Two double bedroom (previously three bedrooms) semi/detached house in a sought after location being sold with no onward chain. The property is situated in close proximity to an array of village amenities including schools, health centres, supermarkets and restaurants. The property is conveniently located a few miles from the M62 motorway network, Low Moor train station and sits centrally on bus routes to Bradford, Halifax, Leeds and beyond.

The Accommodation briefly comprises; Entrance hall, lounge with gas fire, kitchen/diner with modern wall and base units, integrated fridge/freezer, oven, electric hob with extractor hood above, space and plumbing for a washing machine and French doors to access the rear garden. On the first floor the landing

gives access to two double bedrooms and the family bathroom with bath (shower over) low level WC and hand wash basin.

Outside; There is a gated driveway that provides ample off street parking and leads to an outbuilding/man cave that has power and light connected. The generous rear garden has a patio seating area, lawn, children's paly area and well stocked mature planting borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Well presented two bedroom semi-detached property with large rear garden, in sought after location.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>Services INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.</p> <p>Tenure Freehold</p>
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