



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

Parkside Road, Bradford, BD5 8PG
Offers In Excess Of £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.



Deceptively Spacious Four Double Bedrooms
*** Two Reception Rooms *** En-Suite And Family Bathroom *** Gated Driveway At Rear Of Property. Located in the highly desirable area of Parkside Road, Bradford, this immaculate four-bedroom mid-terrace house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a spacious entrance hall that leads to a charming lounge featuring a bay window, allowing natural light to flood the room. Adjacent to the lounge is a cosy sitting room, providing an ideal space for relaxation or entertaining guests.

The heart of the home is the lower ground floor, where you will find a well-appointed kitchen/diner. This space boasts modern fitted wall and base units, a range cooker with an extractor hood, and room for appliances, making it a delightful area for culinary enthusiasts. Opposite the kitchen/diner, a large store room with power and light offers additional storage solutions.

On the first floor, you will discover two

generously sized double bedrooms, one of which benefits from an en-suite shower room. The family bathroom is also located on this level, featuring a bath with a shower over, a low-level WC, and a hand wash basin, ensuring convenience for all residents. Ascending to the second floor, you will find two further double bedrooms, providing ample space for family or guests.

Outside, the property features a low-maintenance garden, complete with double gates that allow for off-road parking, a rare find in this area. Additionally, a brick-built storage shed offers further practicality.

This property is not only a wonderful family home but also a fantastic opportunity for those seeking a well-located residence in Bradford. With its spacious layout and modern amenities, it is sure to appeal to a variety of buyers.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Immaculate four bedroom through terrace house in highly desirable location.

Rating authority
Borough Council Tax Band A

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