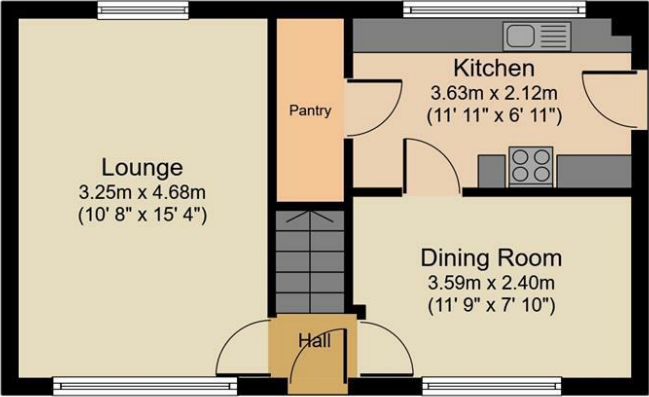
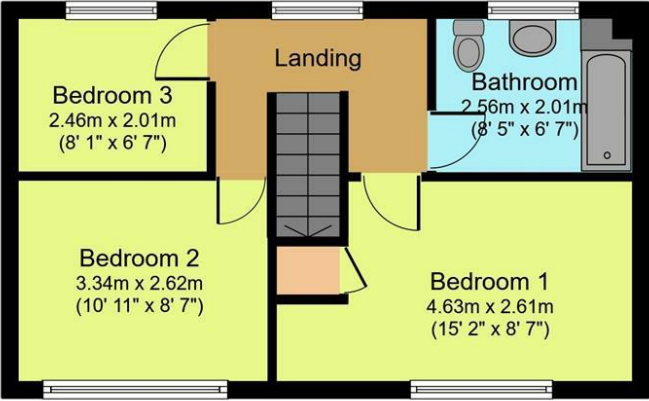




Ground Floor

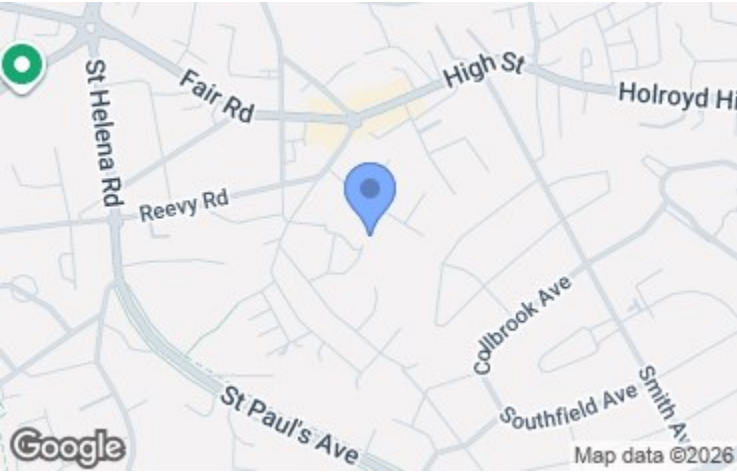


First Floor

Created using Vision Publisher™



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		
	68	75
England & Wales	EU Directive 2002/91/EC	



Directions

See mapping.



Viewing arrangements

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

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.

Bourbon Close, Bradford, BD6 1SN
Offers Over £210,000



Bourbon Close, Bradford, BD6 1SN

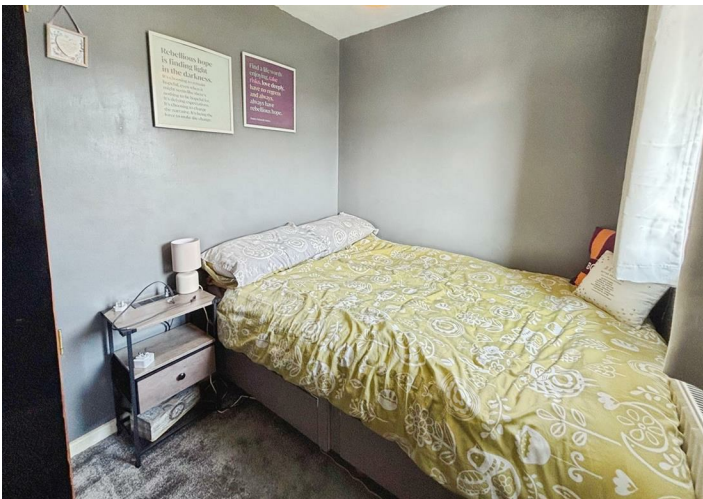
 2  3  1

Three Bedroom Detached House *** Two Reception Rooms *** Potential To Extend STPP *** Walking Distance To Village Centre. Located in a highly sought-after cul-de-sac in Wibsey, this charming three-bedroom detached house presents an excellent opportunity for families and individuals alike. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, adorned with dual aspect windows that flood the room with natural light, creating a warm and inviting atmosphere. Adjacent to the lounge is a well-proportioned dining room, perfect for entertaining guests or enjoying family meals.

The kitchen is equipped with fitted wall and base units, providing ample storage space, alongside a free-standing cooker and room for additional appliances, making it a practical space for culinary enthusiasts. Ascending to the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat. The family bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a hand wash basin, catering to all your

daily needs.

Outside, the property boasts a garage and a driveway, providing off road parking, a valuable asset in today's busy world. The wrap-around garden offers a delightful outdoor space, perfect for relaxation or play, and presents potential for extension, subject to planning permission.



Fixtures & fittings
Three bedroom detached house in highly sought after cul-de-sac location.

Rating authority
Borough Council Tax Band D

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