



**Bartle Place, Bradford, BD7 4PX
Offers In The Region Of £285,000 Freehold**





No Onward Chain * Three Bedroom Detached Bungalow *****
Generous Gardens Offering Potential To Extend Or Build A separate Dwelling/Dwellings STPP *** Garage And Two Driveways. Located in the desirable area of Bartle Place, Bradford, this charming three-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. The property is being sold with no onward chain, allowing for a smooth transition for prospective buyers.

Upon entering, you are greeted by a welcoming entrance hall that features a convenient walk-in storage area. The lounge is a delightful space, enhanced by a bay window and a cosy gas fire, perfect for relaxing evenings. Adjacent to the lounge is a versatile sitting room that can also serve as a bedroom, again featuring a bay window and a gas fire, providing warmth and charm.

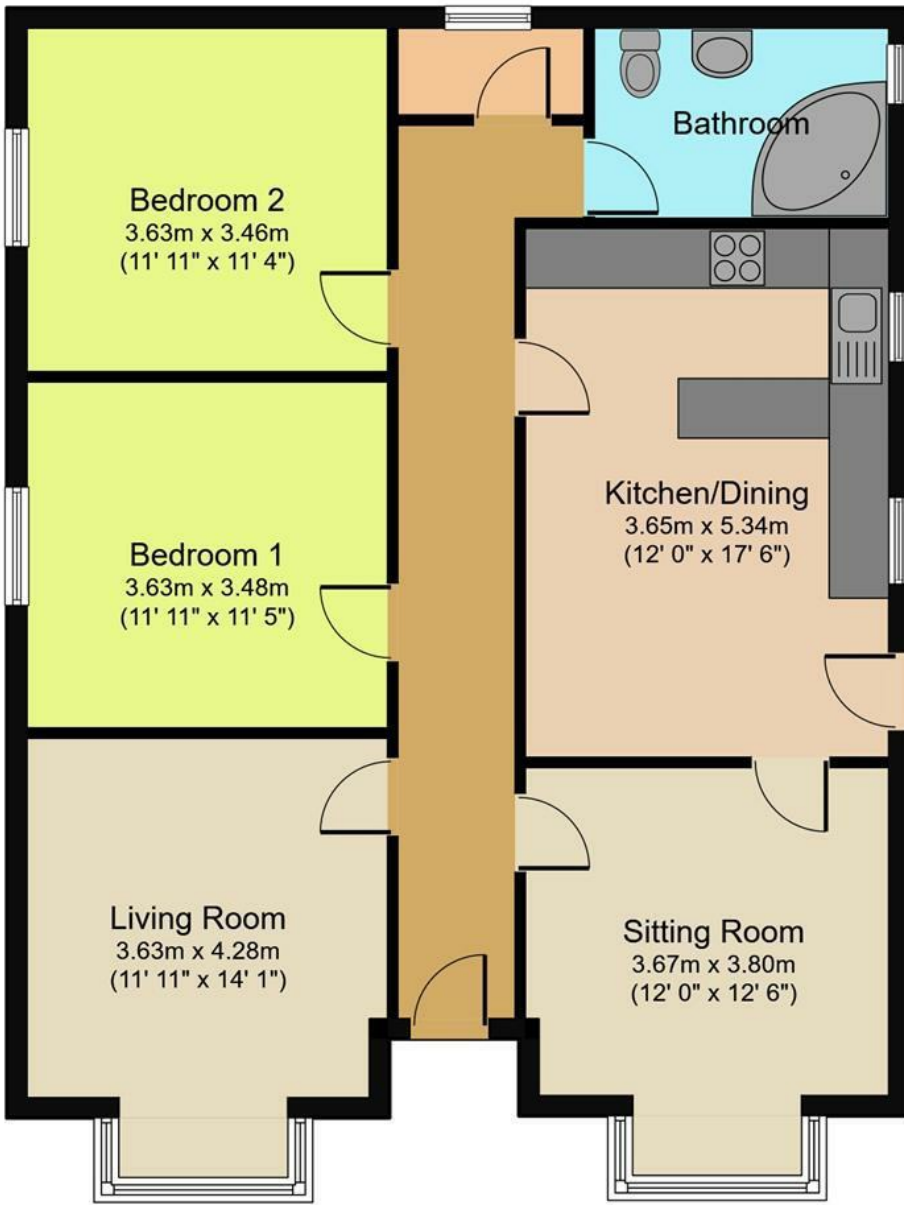
The kitchen/diner is well-equipped with fitted wall and base units, a free-standing cooker, and ample space for appliances, making it an ideal area for family meals and entertaining. The bungalow boasts two further bedrooms, both fitted with wardrobes, ensuring plenty of storage space. The bathroom is thoughtfully designed, featuring a corner bath with a shower over, a low-level WC, and a hand wash basin.

Outside, the property is set on a generous wrap-around plot, offering ample gardens that provide potential for extension or even the possibility of building a separate dwelling, subject to planning permission. The exterior also features two driveways and a garage, providing off-road parking for many vehicles, a rare find in this area.



Three bedroom detached bungalow with generous gardens being sold with no onward chain.





Ground Floor

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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			
		61	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			



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.



5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB
Tel: 01274 693737 | wibsey@wwestateagents.com

www.wwestateagents.com