



Ground Floor



First Floor

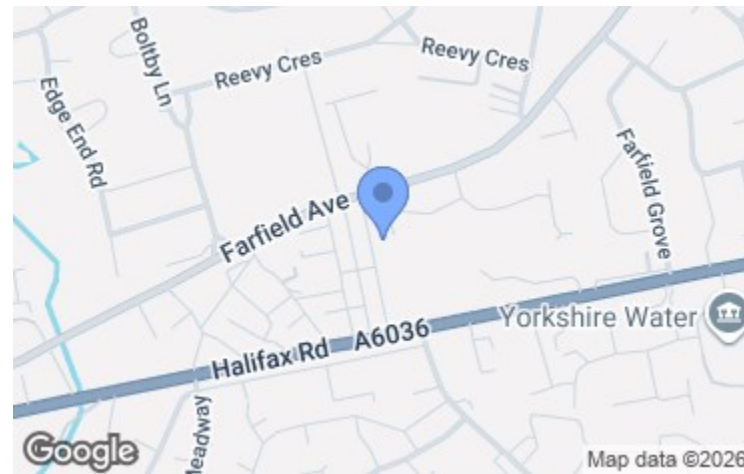
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See mapping.



Shire Close, Bradford, BD6 2ED
Offers In Excess Of £140,000

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.



Shire Close, Bradford, BD6 2ED



No Onward Chain *** Two Double Bedrooms
 *** Sought After Cul-De-Sac Location ***
 Modern Kitchen And Shower Room. Location in the desirable cul-de-sac of Shire Close, Bradford, this charming two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and investors alike. Offered for sale with no onward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a convenient entrance porch that leads into a spacious lounge, complete with useful under stairs storage. The heart of the home is undoubtedly the kitchen/breakfast room, which boasts fitted wall and base units, an oven, a gas hob with an extractor hood, and a breakfast bar, making it an ideal space for both cooking and casual dining. There is also room for your appliances, ensuring functionality and ease of use.

The first floor features two generously sized double bedrooms, providing plenty of space for relaxation and rest. The shower room is

well-appointed with a modern shower cubicle, a low-level WC, and a hand wash basin, catering to all your daily needs.

Outside, the property benefits from a driveway, offering convenient off-street parking, and a generously sized garden, perfect for outdoor activities or simply enjoying the fresh air.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Two bedroom semi-detached house in sought after cul-de-sac location being sold with no onward chain.</p> <p>Rating authority Borough Council Tax Band B</p>	<p>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.</p> <p>Tenure Freehold</p>
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