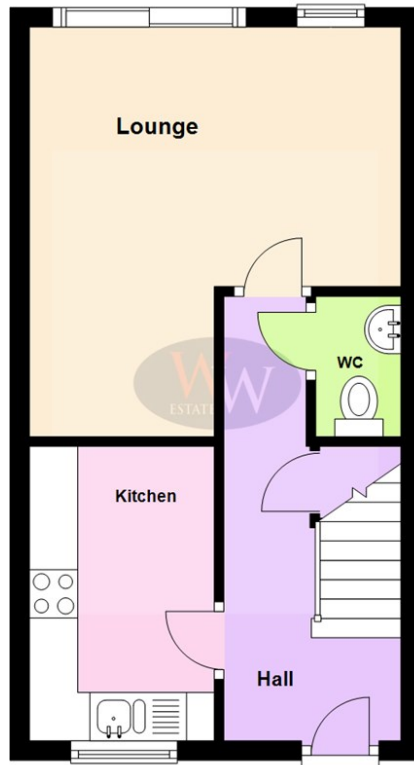
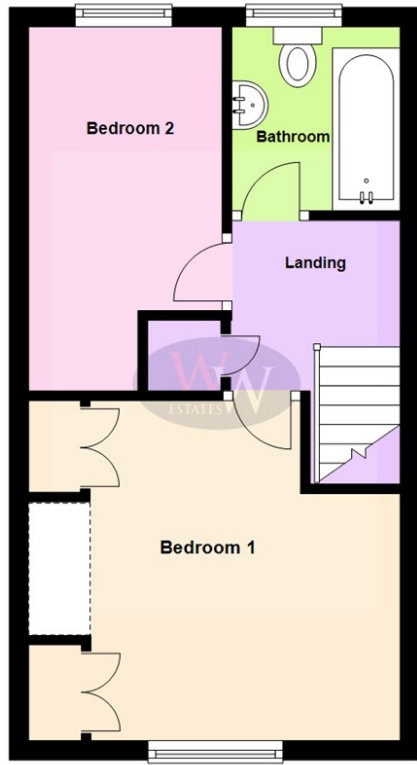


**Ground Floor**  
Approx. 28.3 sq. metres (304.3 sq. feet)



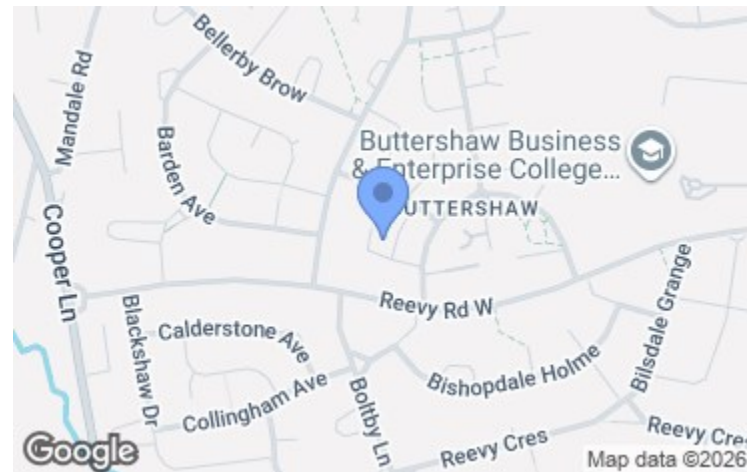
**First Floor**  
Approx. 15.3 sq. metres (165.0 sq. feet)



Total area: approx. 43.6 sq. metres (469.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>71</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewing arrangements**

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

**Directions**

See mapping



**Stainton Close, Bradford, Yorkshire BD6 3TU**  
**Offers Over £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.



Stainton Close, Bradford, Yorkshire BD6 3TU



No Onward Chain \*\*\* Two Double Bedrooms  
 \*\*\* Fully Renovated \*\*\* Driveway Providing  
 Off Road Parking. Located in the charming  
 Stainton Close, Wibsey, this beautifully  
 presented two-bedroom townhouse offers a  
 delightful blend of comfort and modern living.  
 With no onward chain, this property is ready for  
 you to move in and make it your own.

Upon entering, you are greeted by a welcoming  
 entrance hall that features convenient under  
 stairs storage and a ground floor WC, perfect for  
 guests. The heart of the home is the well-  
 appointed kitchen, which boasts modern fitted  
 wall and base units, an oven, a gas hob with an  
 extractor hood, and space for your appliances.  
 The spacious lounge is a highlight, featuring  
 French doors that lead directly to the rear  
 garden, allowing for an abundance of natural  
 light and a seamless indoor-outdoor living  
 experience.

As you ascend to the first floor, you will find  
 two generously sized double bedrooms. One of  
 the bedrooms comes complete with fitted

wardrobes, providing plenty of storage space.  
 The bathroom is thoughtfully designed,  
 featuring a bath with a shower over, a low-level  
 WC, and a hand wash basin, ensuring all your  
 needs are met.

Outside, the property benefits from a driveway  
 that provides off street parking, along with an  
 enclosed garden to the rear. The garden features  
 a large patio seating area, ideal for entertaining  
 or simply enjoying the fresh air.

This townhouse is perfect for first-time buyers,  
 small families, or those looking to downsize.  
 With its modern amenities and convenient  
 location, it presents an excellent opportunity to  
 enjoy a comfortable lifestyle in Wibsey. Don't  
 miss your chance to view this lovely home.



**Train**  
 your text here



**Primary School**  
 your text here



**Secondary School**  
 your text here

<p><b>Fixtures &amp; fittings</b>                  Beautifully presented two double bedroom                  townhouse being sold with no onward chain.</p> <p><b>Rating authority</b>                  Borough Council Tax Band B</p>	<p><b>Services</b>                  INDEPENDENT MORTGAGE &amp; FINANCIAL ADVICE AVAILABLE. HOME MOVERS                  - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One                  Mortgage &amp; Protection Ltd, who are authorised and regulated by the Financial                  conduct Authority</p> <p><b>Tenure</b>                  Freehold</p>
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