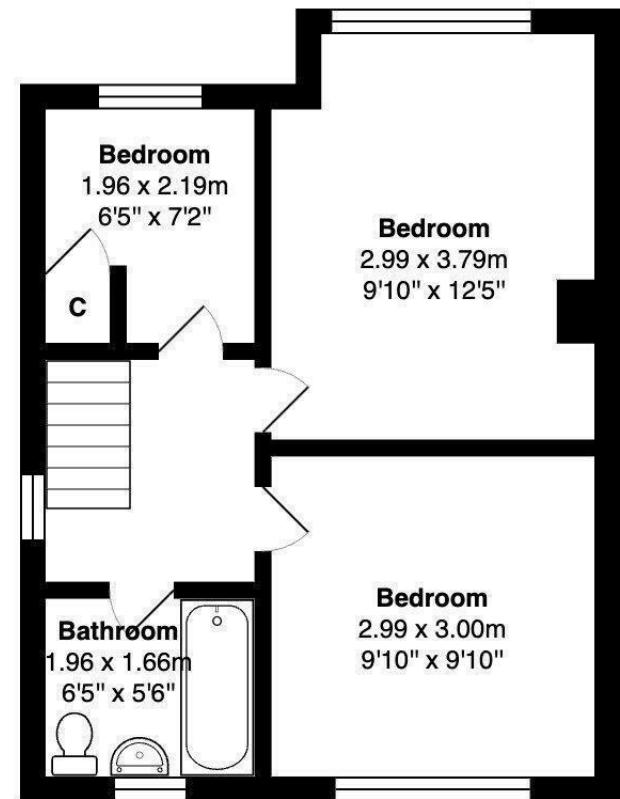


Ground Floor

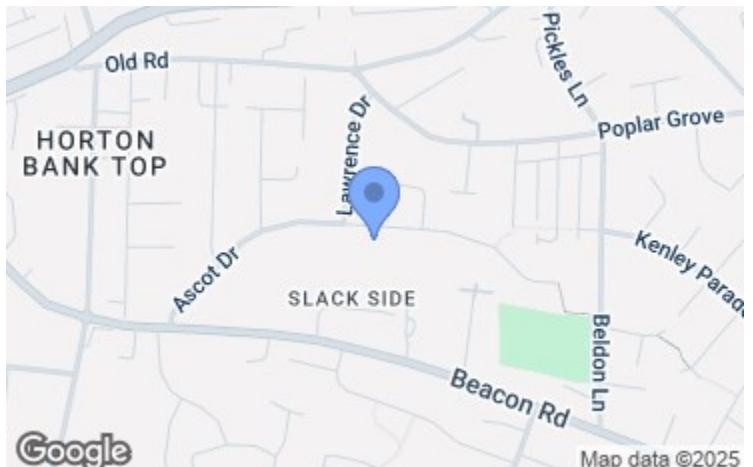


First Floor

Total Area: 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	68	
(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.



**Ascot Drive, Bradford, BD7 4NN**  
**Offers Over £165,000**

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.



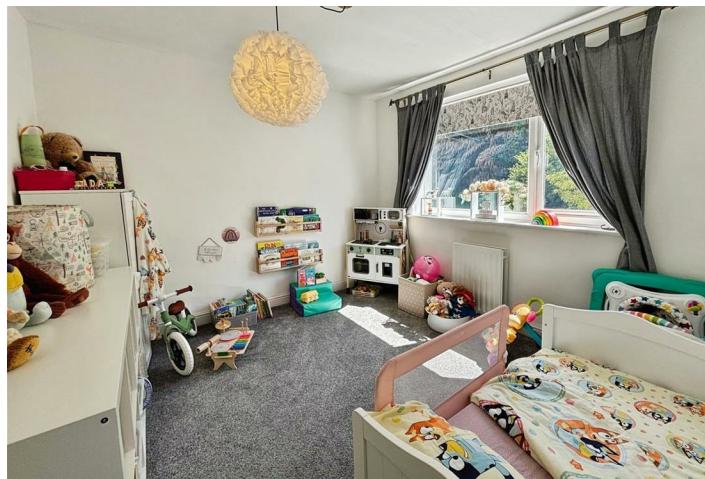
Three Bedroom Semi-Detached House \*\*\* Two Reception Rooms \*\*\* Modern Bathroom \*\*\* Stunning Far Reaching Panoramic Views. Located in the highly sought-after area of Ascot Drive, Bradford, this well-presented semi-detached house offers a delightful blend of comfort and style. Boasting three bedrooms and two reception rooms, this property is perfect for families or those seeking extra space. Upon entering, you are welcomed by a bright entrance hall that leads to a generous lounge, ideal for relaxation and entertaining guests.

The kitchen is equipped with fitted wall and base units, an oven, and a gas hob, providing a practical space for culinary pursuits. There is also space and plumbing for washing machine, and a convenient door that opens into the dining room, creating a seamless flow for family meals and gatherings.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The modern bathroom features a bath with a shower over, a low-level WC, and a stylish

vanity hand wash unit, ensuring that your daily routines are both comfortable and convenient.

Outside, the property benefits from a garage and low-maintenance gardens, allowing you to enjoy your outdoor space without the burden of extensive upkeep. The stunning far-reaching panoramic views add to the charm of this home, making it a truly desirable place to live.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Well presented three bedroom semi-detached house in sought after location with stunning far reaching views.

Rating authority  
Borough Council Tax Band B

#### Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold