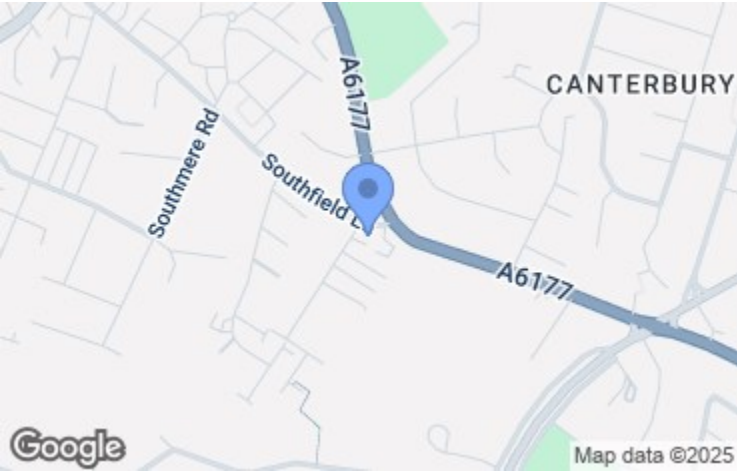




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Southfield Lane, Bradford, BD5 9HQ
Offers In The Region Of £150,000

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.

Southfield Lane, Bradford, BD5 9HQ

 2  3  1

Three Bedrooms *** Converted Cellar/Occasional Bedroom *** Modern Kitchen/Diner And Bathroom *** Off Road Parking. Located on Southfield Lane, Bradford, this charming mid-terrace house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming lounge featuring a contemporary media wall, perfect for relaxing or entertaining guests. The heart of the home is the spacious kitchen/diner, which boasts modern fitted wall and base units, an oven, and a gas hob with an extractor hood above. There is ample space for appliances, making it a practical area for culinary enthusiasts.

The property also benefits from a converted cellar, providing an occasional bedroom and a convenient shower room, adding versatility to the living space. On the first floor, you will find two comfortable bedrooms along with the family bathroom, which is equipped with a bath

and shower over, a low-level WC, and a stylish vanity hand wash unit. The second floor hosts a further double bedroom, complete with a walk-in storage area, ensuring that space is never an issue.

Outside, the low-maintenance rear garden is currently utilised as off-road parking, offering practicality in a bustling area. This property not only provides comfortable living spaces but also the convenience of parking in a location where it is often at a premium.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well presented three bedroom terrace house in sought after location.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold