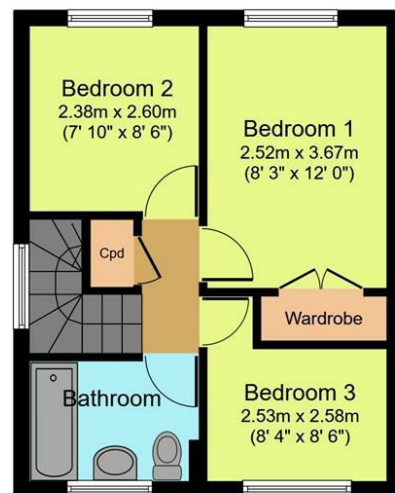



Ground Floor



First Floor

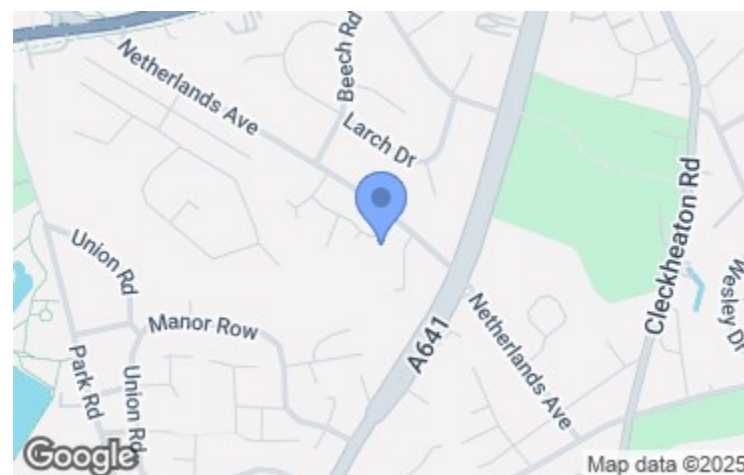
Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



Cloverville Approach, Bradford, BD6 1ET
£200,000

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.

Builders Part Exchange *** Close To Local Schools, Shops And Amenities *** Two Reception Rooms *** Three Bedrooms *** Sought After Location. Nestled in the desirable area of Cloverville Approach, Bradford, this charming three-bedroom detached house presents an excellent opportunity for families and first-time buyers alike.

Upon entering, you are greeted by the well-appointed kitchen which features fitted wall and base units, integrated dishwasher, fridge, an oven, a gas hob with an extractor hood above making it a practical space for culinary enthusiasts. Adjacent to the kitchen, is the cosy lounge with gas fire and French doors to access the sun room which provides a delightful spot to enjoy the garden views and offers direct access to the outdoor space.

The first floor comprises three comfortable bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is conveniently located and includes a panel bath with a shower over, a low-level WC, and a hand

wash basin, catering to all your daily needs.

Outside, the property boasts a garage and a driveway, providing parking for two vehicles. The low-maintenance enclosed rear garden is ideal for enjoying the outdoors without the burden of extensive upkeep, making it a perfect space for children to play or for hosting summer gatherings.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom detached house in sought after cul-de-sac location.

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