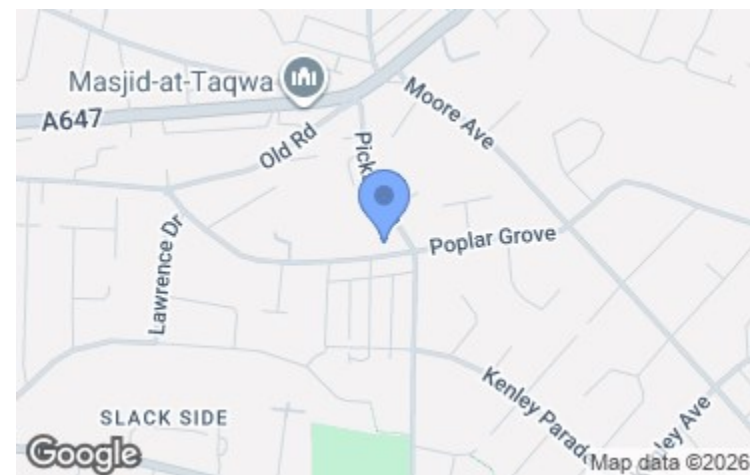


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	72
EU Directive 2002/91/EC			

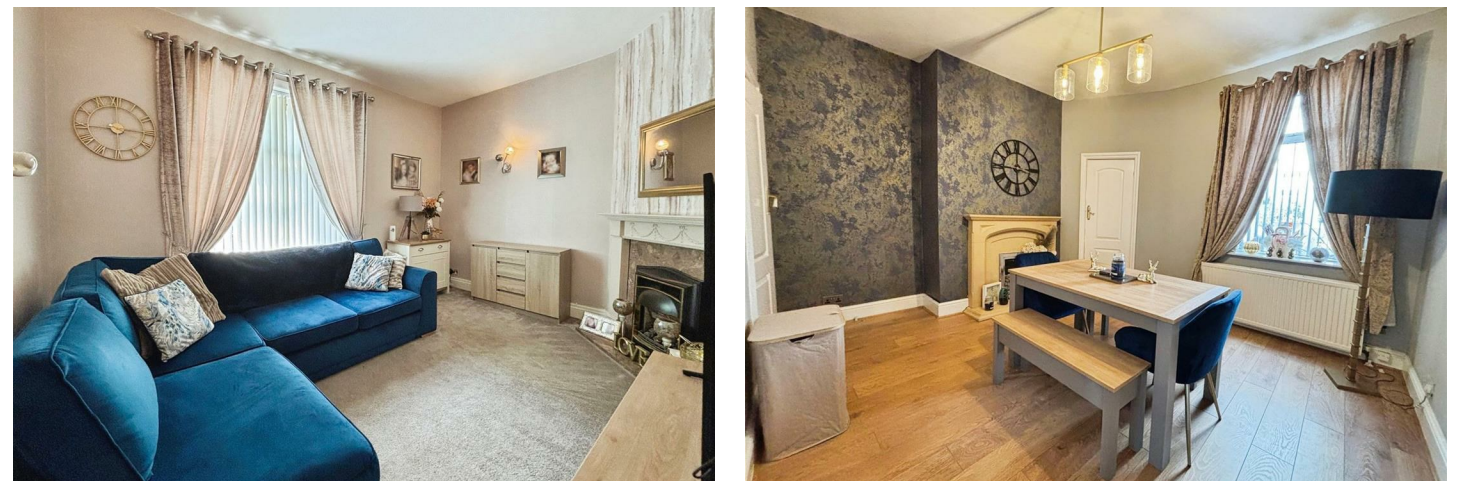


Viewing arrangements

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

Directions

See mapping.



**Poplar Grove, Bradford, BD7 4LL
Offers In The Region Of £210,000**

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.



Poplar Grove, Bradford, BD7 4LL



No Onward Chain *** Two Bedrooms And Loft Room/Occasional Bedroom *** Driveway And Low Maintenance Garden *** Two Reception Rooms. Located in the desirable area of Poplar Grove, Bradford, this charming 2/3 bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. 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 spacious entrance hall that leads to two inviting reception rooms. The lounge features a cosy gas fire, perfect for those chilly evenings, while the dining room offers convenient under-stairs storage and another gas fire, creating a warm and inviting atmosphere for family gatherings. The well-appointed kitchen boasts fitted wall and base units, an oven, a gas hob with an extractor hood, and space for your appliances, making it a practical space for culinary enthusiasts.

The property also benefits from a delightful

conservatory, which features French doors that open onto the low-maintenance rear garden, providing a lovely spot for relaxation or entertaining guests.

On the first floor, you will find two comfortable bedrooms, alongside a family bathroom that is equipped with a bath, a shower cubicle, a low-level WC, and a hand wash basin. Additionally, the second floor offers a versatile loft room, which can serve as an occasional bedroom or a study, complete with built-in storage.

Externally, the property features a driveway that accommodates two vehicles, ensuring convenient parking. The enclosed rear garden is designed for easy upkeep, allowing you to enjoy outdoor space without the hassle of extensive maintenance.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Well presented 2/3 bedroom semi-detached house in sought after 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 - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.</p> <p>Tenure Freehold</p>
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