



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



**Briarwood Drive, Bradford, BD6 1RT**  
**Offers In Excess Of £190,000**

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.



Briarwood Drive, Bradford, BD6 1RT

 1  3  1

No Onward Chain \*\*\* Three Bedrooms \*\*\* Large Gardens Offering Potential To Extend STPP \*\*\* Sought After Location Close To Local Schools, Shops And Amenities. Located in the highly sought-after area of Briarwood Drive, Bradford, this charming three-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and families alike. Offered with no onward chain, this property is ready for you to make it your own.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious entrance hall. The lounge is a delightful space, featuring a traditional gas fire and a lovely bay window that fills the room with natural light. The heart of the home is undoubtedly the generous kitchen/diner, which boasts fitted wall and base units, an oven, and a gas hob with an extractor hood above. This area also provides space for appliances and includes a convenient door leading to the cellar, perfect for additional storage.

The first floor comprises three well-proportioned bedrooms, two of which are fitted with wardrobes, offering plenty of storage solutions. The family 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 both front and rear gardens, presenting an exciting opportunity for potential extension, subject to planning permission. Additionally, there is a garage/workshop, providing further versatility for your hobbies or storage needs.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Spacious three bedroom semi-detached house in sought after location being sold with no onward chain.

**Rating authority**  
Borough Council Tax Band C

**Services**

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold