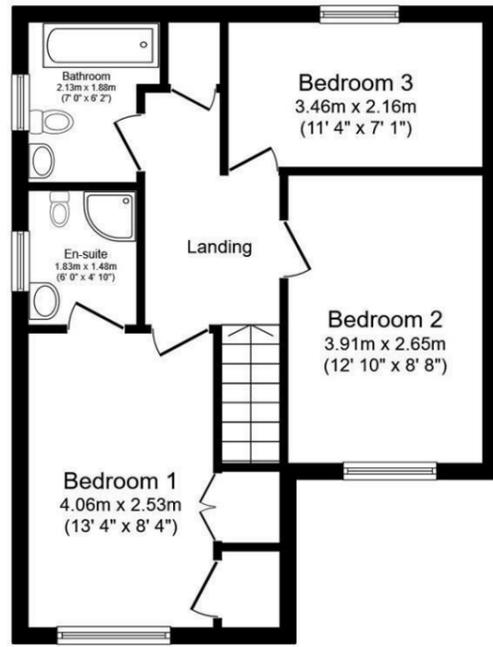


Ground Floor
Floor area 44.8 sq.m. (482 sq.ft.)



First Floor
Floor area 44.5 sq.m. (479 sq.ft.)

Total floor area: 89.3 sq.m. (961 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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			
		59	81
England & Wales	EU Directive 2002/91/EC		

Viewing arrangements

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



Directions

See mapping.



Stainton Close, Bradford, BD6 3TU
Offers In The Region Of £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.



3/4 Bedroom Semi-Detached *** Two Reception Rooms *** Generous Garden Offering Potential To Extend STPP *** Ground Floor Shower Room, En-Suite And Family Bathroom. Welcome to this well-presented three-bedroom semi-detached house located on Stainton Close in Bradford. This delightful property offers a perfect blend of comfort and modern living, making it an ideal family home.

As you enter, you are greeted by a spacious entrance hall that leads to two inviting reception rooms. The lounge/diner features an open archway that seamlessly connects to the contemporary kitchen. The kitchen is equipped with modern fitted wall and base units, an oven, a gas hob with an extractor hood, and space for appliances, making it a practical space for culinary enthusiasts.

The ground floor also boasts a convenient shower room, complete with a shower cubicle, low-level WC, and a stylish vanity hand wash unit. Additionally, there is a versatile office space that can easily serve as a fourth bedroom,

catering to your family's needs.

Moving upstairs, you will find three generously sized bedrooms. One of the bedrooms benefits from an en-suite shower room, providing added privacy and convenience. The family bathroom is well-appointed with a bath, low-level WC, and a vanity hand wash unit, ensuring that all your family's needs are met.

Outside, the property has a gated driveway and features a generous wrap-around garden, offering plenty of space for outdoor activities and potential for extension, subject to planning permission. This outdoor area is perfect for family gatherings, gardening, or simply enjoying the fresh air.

In summary, this semi-detached house on Stainton Close is a wonderful opportunity for those seeking a spacious and well-equipped family home in a desirable location. With its modern amenities and potential for further development, it is not to be missed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

3/4 bedroom semi-detached house with two reception rooms and generous garden offering potential to extend STPP.

Rating authority
Borough Council Tax Band C

Services

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

Tenure
Freehold