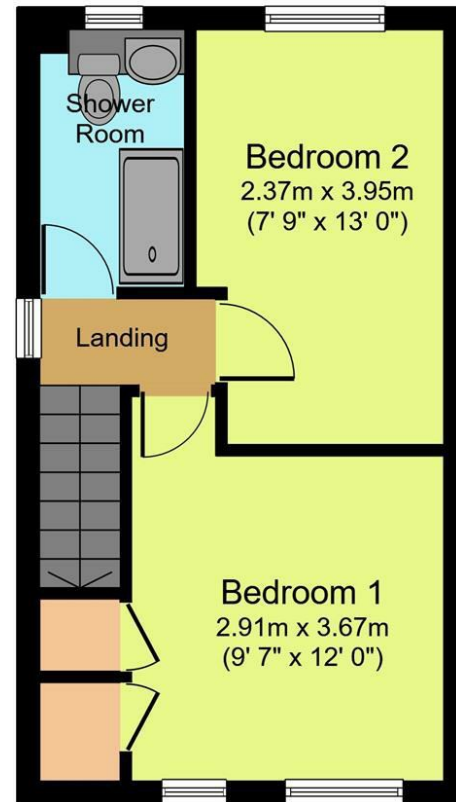


Ground Floor



First Floor

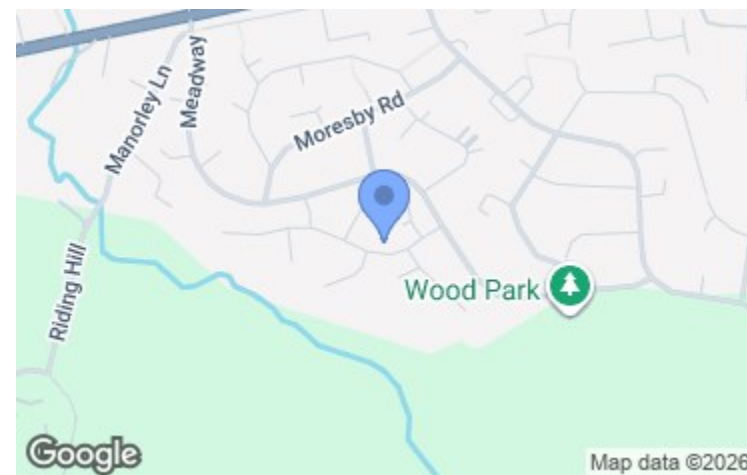
Created using Vision Publisher™



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		71	78
EU Directive 2002/91/EC			

Viewing arrangements

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



Directions

See mapping.



**Loweswater Avenue, Bradford, BD6 2TZ**  
**Offers In Excess Of £140,000**

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.



No Onward Chain \*\*\* Two Double Bedrooms  
 \*\*\* Garage, Carport And Driveway \*\*\* Modern  
 Shower Room. Located in the desirable area of  
 Loweswater Avenue, Bradford, this two-  
 bedroom semi-detached house presents an  
 excellent opportunity for both first-time buyers  
 and those looking to downsize. Offered with no  
 onward chain, this property is ready for you to  
 make it your own.

Upon entering, you are welcomed by a bright  
 entrance hall that leads to a spacious lounge,  
 complete with a cosy gas fire and convenient  
 under-stairs storage. The heart of the home is  
 undoubtedly the kitchen/diner, which boasts  
 fitted wall and base units, an oven, a gas hob  
 with an extractor hood, and space for your  
 appliances, making it perfect for family meals  
 and entertaining guests.

The first floor features two generously sized  
 double bedrooms, providing plenty of space for  
 relaxation and rest. The modern shower room is  
 equipped with a shower cubicle, a low-level WC,  
 and a stylish vanity hand wash unit, ensuring

both comfort and convenience.

Outside, the property benefits from a garage, a  
 carport, and a driveway that can accommodate  
 up to many vehicles, a rare find in this area.  
 The enclosed rear garden is a delightful retreat,  
 featuring a decked seating area ideal for  
 summer gatherings, alongside a well-  
 maintained lawn for outdoor activities.



**Train**  
 your text here



**Primary School**  
 your text here



**Secondary School**  
 your text here

**Fixtures & fittings**  
 Two bedroom semi-detached house in sought after  
 location being sold with no onward chain.

**Rating authority**  
 Borough Council Tax Band A

**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