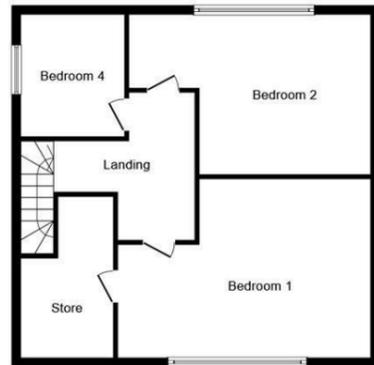


Ground Floor



First Floor

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) <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>57</b>	<b>81</b>
<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.



**Raeburn Drive, Bradford, BD6 2LN**  
**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.



Raeburn Drive, Bradford, BD6 2LN

 2  4  1

No Onward Chain \*\*\* Four Bedrooms \*\*\* Two Reception Rooms \*\*\* Large Garden Offering Potential To Extend STPP \*\*\* Ground Floor Bathroom And Bedroom. Located in the highly sought-after area of Raeburn Drive, Bradford, this spacious semi-detached bungalow presents an excellent opportunity for families and individuals alike. With four well-proportioned bedrooms, this property is perfect for those seeking ample living space. The bungalow is being sold with no onward chain, allowing for a smooth transition into your new home.

Upon entering, you are greeted by a welcoming hallway that leads to two inviting reception rooms. The modern kitchen is fitted with stylish wall and base units, complete with an oven, gas hob, and extractor hood, as well as space for your essential appliances. The dining room, which flows seamlessly into the spacious lounge, is ideal for entertaining guests or enjoying family meals.

Convenience is key with a ground floor bedroom and a well-appointed shower room

featuring a shower cubicle, low-level WC, and hand wash basin. Ascend to the first floor, where you will find three additional bedrooms, one of which boasts a walk-in storage cupboard, providing ample space for your belongings.

Outside, the property benefits from a generous driveway with parking for up to five vehicles, along with a garage for additional storage. The large rear garden is a true highlight, offering plenty of potential for extension, subject to planning permission. This outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying the fresh air.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Four bedroom semi-detached bungalow in highly desirable 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