



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</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.

Coldbeck Drive, Bradford, BD6 3TT  
£130,000

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.





Coldbeck Drive, Bradford, BD6 3TT

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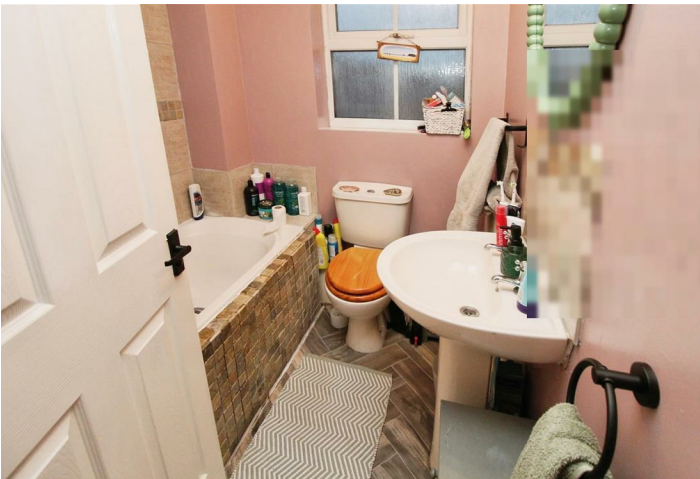
Ideal First Time Buy Or Investment \*\*\* Sought After Cul-De-Sac \*\*\* Close To Local Schools, Shops And Amenities \*\*\* Large Garden \*\*\* Ample Off Road Parking \*\*\* Ground Floor WC. Nestled in the charming Coldbeck Drive, Buttershaw, Bradford, BD6 3TT, this delightful semi-detached house is a true gem waiting to be discovered. As you step into this well-presented property, you are greeted by a welcoming entrance hall with a door to access the ground floor WC, perfect for your convenience.

The house boasts two cosy bedrooms upstairs, ideal for a small family or those seeking a peaceful retreat. The family bathroom is elegantly equipped with a bath and shower combination, a low-level WC, and a hand wash basin, offering both style and functionality.

The heart of this home lies in its kitchen, complete with modern fitted wall and base units, an oven, gas hob with extractor hood, and space for your appliances. The adjacent lounge is a bright and airy space, featuring patio doors that open up to the large, low

maintenance rear garden, perfect for enjoying a cup of tea on a sunny afternoon.

Parking will never be an issue with space for ample vehicles on the driveway, ensuring both convenience and peace of mind. Whether you're looking for a cozy family home or a tranquil space to call your own, this property offers the perfect blend of comfort and style.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Generously sized two bedroom semi-detached property. Ideal for first time buyer and investors.

Rating authority  
Borough Council Tax Band

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