



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Directions

See mapping.



Viewing arrangements

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

Old Road, Bradford, West Yorkshire BD7 4PJ
Offers Over £185,000

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.



Old Road, Bradford, West Yorkshire BD7 4PJ



Three Bedrooms *** Two Reception Rooms *** Potential To Extend STPP *** Low Maintenance Garden. Located in the desirable area of Old Road, Bradford, this well-presented three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a charming entrance porch that leads into a spacious hallway. The generous lounge provides an inviting space for relaxation and entertainment, while the kitchen is a delight for any home cook, featuring modern fitted wall and base units, an integrated fridge, freezer, oven, and a gas hob with an extractor hood above.

Adjacent to the kitchen, the dining room is equipped with an integrated washing machine and boasts a door that opens into a lovely conservatory. This bright and airy space is perfect for enjoying the garden views and provides direct access to the low-maintenance enclosed rear garden, ideal for outdoor gatherings or quiet moments in the sun.

The first floor comprises three well-sized

bedrooms, each offering ample space for furnishings and personal touches. The family bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a stylish vanity hand wash unit.

For those with vehicles, on-road parking is readily available, ensuring convenience for residents and guests alike. This property is not only a wonderful family home but also a fantastic opportunity for those seeking a comfortable lifestyle in a sought-after location. With its blend of modern amenities and charming features, this semi-detached house is sure to impress.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three bedroom semi-detached house in sought after location.

Rating authority
Borough Council Tax Band C

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