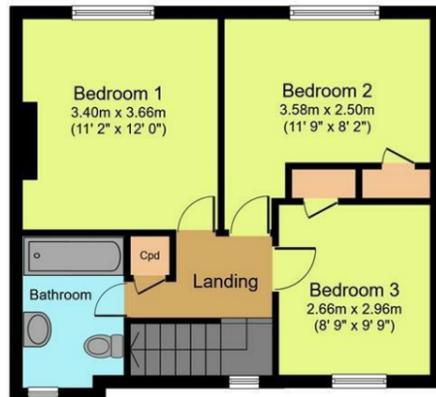




Ground Floor

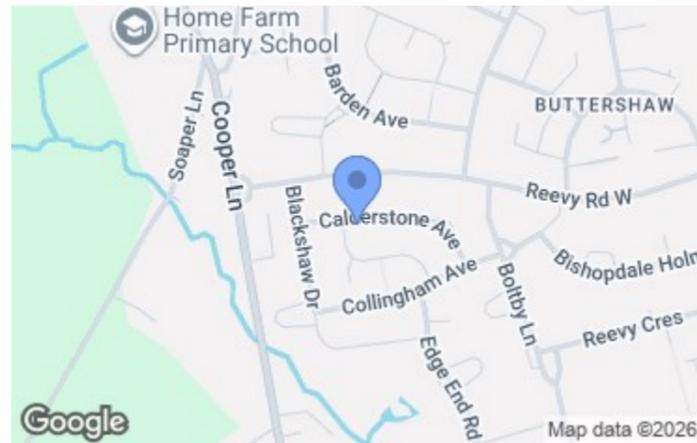


First Floor

Created using Vision Publisher™



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>		69	76
(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		



**Directions**

See mapping.



**Viewing arrangements**

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

**Calderstone Avenue, Bradford, BD6 2AT**

**£170,000**

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 \*\*\* Three Bedrooms \*\*\* Large Wrap Around Garden Offering Potential To Extend STPP \*\*\* Gated Driveway. Located in the desirable area of Calderstone Avenue, Bradford, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three spacious bedrooms and a well-appointed bathroom, this property is designed for comfortable living.

Upon entering, you are welcomed by an entrance hall that leads to a cosy lounge, complete with a gas fire, perfect for those chilly evenings. The heart of the home is undoubtedly the kitchen/diner, which boasts fitted wall and base units, a free-standing cooker, and space for appliances, making it an ideal space for family meals and entertaining guests.

The first floor features three generously sized bedrooms, providing plenty of room for relaxation and personal space. The family bathroom is equipped with a bath, low-level WC, and hand wash basin, catering to all your daily needs.

Outside, the property benefits from a gated driveway that can accommodate many vehicles, ensuring convenience for you and your guests. The large wrap-around garden offers a wonderful outdoor space, with potential for extension, subject to planning permission, allowing you to create your dream home.

This property is being sold with no onward chain, making it an attractive option for those looking to move swiftly. With its blend of space, comfort, and potential, this semi-detached house on Calderstone Avenue is not to be missed.



**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 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