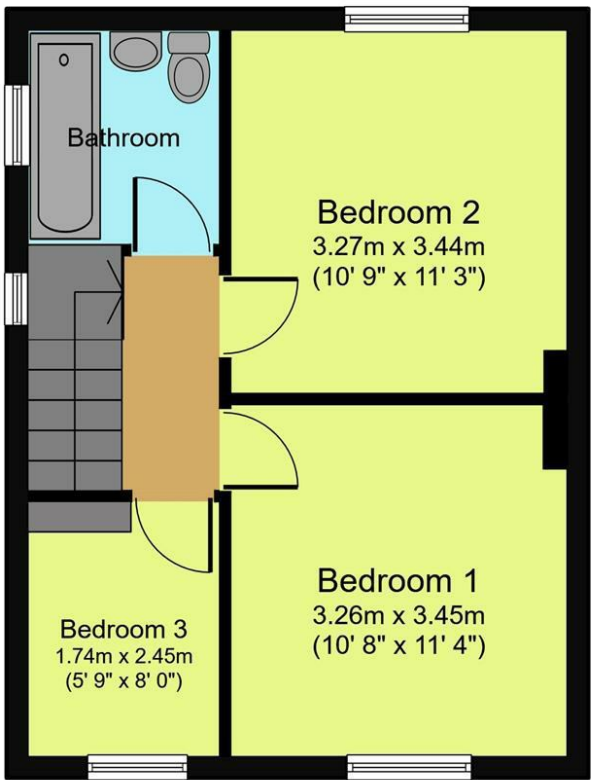



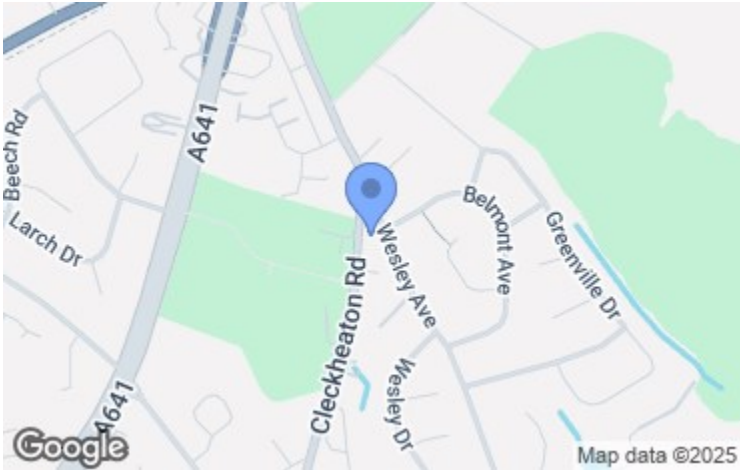
Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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@wwstateagents.com

Cleckheaton Road, Bradford, BD12 0HL
Offers In Excess Of £200,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwstateagents.com | www.wwstateagents.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.



Cleckheaton Road, Bradford, BD12 0HL

 1  3  1

Sought After Location *** Good Transport Links
*** Three Bedrooms *** Garage And Off Road
Parking *** Close To Local Schools, Shops And
Amenities. The property is located on
Cleckheaton Road in the desirable area of Low
Moor, Bradford. The property is well placed for
many amenities, sports facilities, ofsted rated
outstanding schools, motorway transport links
and Low Moor train station making it ideal for
the commuter.

Upon entering, you are greeted by a spacious
entrance hall leading to the lounge which boasts
a beautiful box bay window allowing natural
light to flood the room, complemented by a cosy
gas fire - perfect for those chilly evenings.

The heart of the home lies in the well-equipped
kitchen/diner featuring modern fitted wall and
base units. The integrated appliances including
a fridge/freezer, washing machine, oven, and
gas hob with an extractor hood above make this
space both stylish and functional. Additionally,
a multi-fuel burning stove adds a touch of
character to the room.

Upstairs, you will find three generously sized
bedrooms offering comfortable living spaces for
the whole family. The family bathroom is
complete with a bath and shower combination,
a low-level WC, and a hand wash basin,
providing convenience and comfort.

Outside, this property continues to impress with
a garage and off-road parking, a rare find in
this area. The front and rear gardens offer a
tranquil outdoor space, perfect for relaxing or
entertaining guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well presented three bedroom semi-detached
property in sought after location.

Rating authority
Borough Council Tax Band B

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