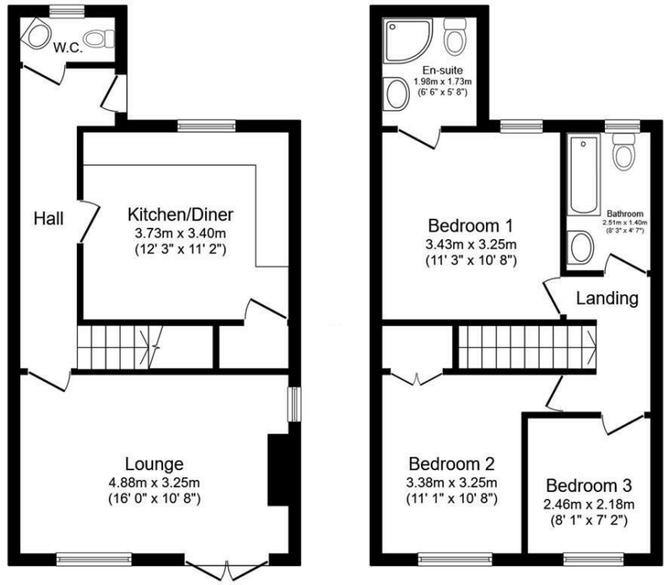


Ground Floor

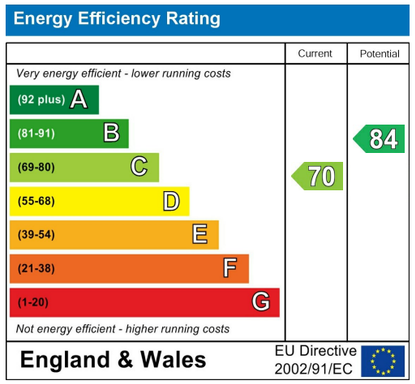
Floor area 40.9 m² (440 sq.ft.)

First Floor

Floor area 40.9 m² (440 sq.ft.)

TOTAL: 81.7 m² (880 sq.ft.)

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





Viewing arrangements

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

Directions

See mapping.

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.

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Edgemoor Close, Bradford, BD4 6RT

Offers Over £170,000

WW ESTATES

Edgemoor Close, Bradford, BD4 6RT

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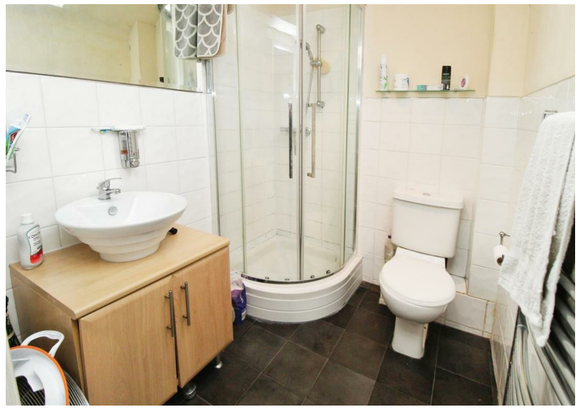
No onward chain *** Sought After Location *** Ground Floor WC And En-Suite *** Garage And Driveway *** Low Maintenance Garden. Nestled in the desirable Edgemoor Close, Bradford, this charming three-bedroom semi-detached house presents an excellent opportunity for both families and first-time buyers. Offered with no onward chain.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The spacious lounge features elegant French doors that open directly into the rear garden, creating a seamless flow between indoor and outdoor living. The heart of the home is undoubtedly the well-appointed kitchen/diner, which boasts fitted wall and base units and an integrated dishwasher, making it perfect for both everyday meals and entertaining guests.

The first floor comprises three generously sized bedrooms, with one benefiting from an en-suite shower room, providing a private retreat for the occupants. The family bathroom is thoughtfully designed, featuring a bath, low-level WC, and hand wash basin, ensuring comfort and convenience for all.

Externally, the property offers parking for two vehicles, a garage, and a low-maintenance rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep.

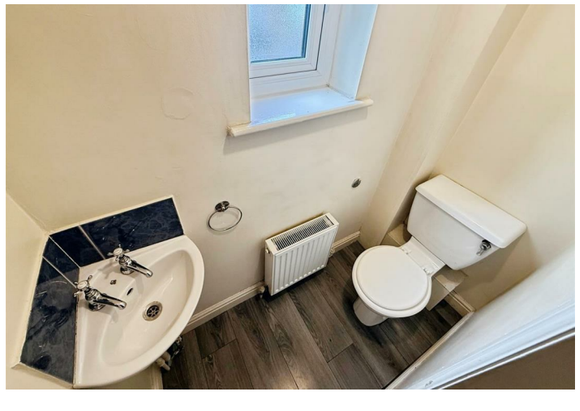














Fixtures & fittings

Three bedroom semi-detached house in sought after location being sold with no onward chain.

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