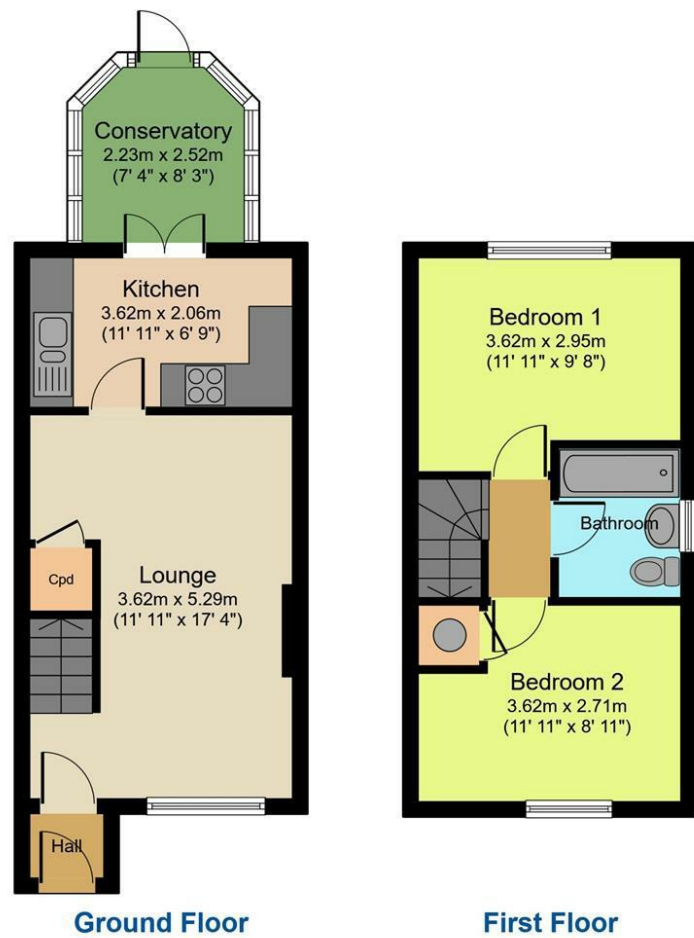
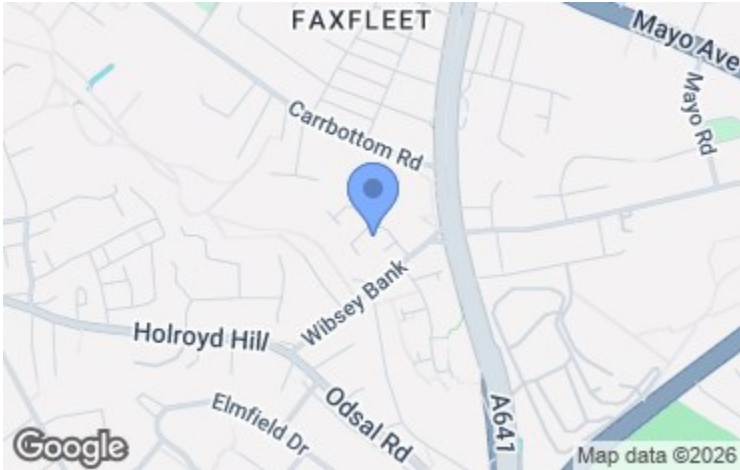




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	69	76



Viewing arrangements

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

Directions

See mapping.

Flaxen Court, Bradford, BD6 1AW
Offers In Excess Of £165,000

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.



Flaxen Court, Bradford, BD6 1AW

 1  2  1

No Onward Chain *** Two Double Bedrooms
*** Garage And Driveway *** Potential To
Extend STPP *** Low Maintenance Gardens.
Welcome to Flaxen Court, a charming two-
bedroom semi-detached house located in the
desirable area of Bradford, BD6 1AW. This
delightful property is being offered for sale with
no onward chain, making it an ideal choice for
those looking to move in without delay.

As you enter the home, you are greeted by a
welcoming entrance porch that leads into a
spacious lounge/diner. This inviting space
features convenient under-stairs storage and a
cosy gas fire, perfect for those chilly evenings.
The kitchen is well-equipped with fitted wall
and base units, an oven, a gas hob with an
extractor hood, and space for your appliances,
making it a practical area for culinary
enthusiasts.

Adjoining the kitchen is a lovely conservatory,
which provides a bright and airy space to relax
while offering direct access to the rear garden.
This outdoor area is perfect for enjoying the

fresh air or hosting gatherings with family and
friends.

Upstairs, you will find two generously sized
double bedrooms, one of which boasts built-in
storage, ensuring you have plenty of space for
your belongings. The family bathroom is
thoughtfully designed, featuring a bath, a low-
level WC, and a hand wash basin, catering to all
your needs.

Outside, the property benefits from a driveway
that can accommodate many vehicles, along
with a garage for additional storage. The low-
maintenance gardens provide a pleasant
outdoor space without the burden of extensive
upkeep.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom semi-detached house in sought after
location being sold with no onward chain.

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