

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		
	66	76
England & Wales	EU Directive 2002/91/EC	

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.

Beldon Park Avenue, Bradford, BD7 4LB  
Offers Over £240,000



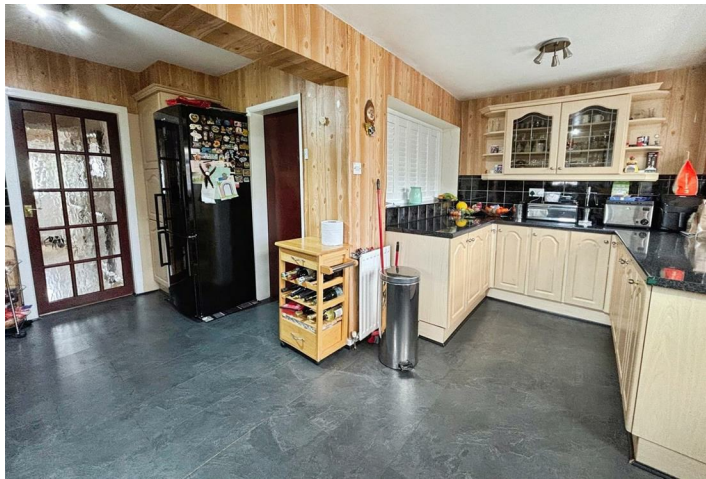


Four Bedroom Semi-Detached House \*\*\* Two Reception Rooms \*\*\* Garage And Ample Off Street Parking \*\*\* Ground Floor Shower Room \*\*\* Low Maintenance Gardens. Located in the highly desirable area of Beldon Park Avenue, Bradford, this extended four-bedroom semi-detached house offers a perfect blend of comfort and practicality for modern family living. Upon entering, you are greeted by a welcoming entrance hall that features convenient under stairs storage. The spacious lounge/diner provides an ideal space for both relaxation and entertaining, while a separate sitting room offers additional versatility.

The ground floor is thoughtfully designed with a shower room, making it convenient for guests and family alike. The kitchen is well-equipped with fitted wall and base units, a free-standing cooker complete with an extractor hood, and ample space for appliances. A rear porch leads directly to the low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Venturing upstairs, the landing features a drop-down ladder that grants access to a boarded loft, providing extra storage space. The four generously sized double bedrooms ensure that everyone has their own personal retreat, with two of the rooms benefiting from fitted wardrobes. The family bathroom is well-appointed, featuring a corner bath, low-level WC, and hand wash basin, catering to all your family's needs.

Outside, the property boasts a block-paved driveway and garage, offering off-street parking, while the gardens are designed for ease of maintenance. This home is not only spacious and functional but also situated in a sought-after location, making it an excellent choice for families looking to settle in a vibrant community. Don't miss the opportunity to make this delightful property your new home.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Extended four bedroom semi-detached house in highly desirable cul-de-sac location.

Rating authority  
Borough Council Tax Band C

Services

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Tenure  
Freehold