



**Viewing arrangements**

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

**Directions**

See mapping.



**Cemetery Road, Bradford, BD6 2NG**  
**Offers In The Region Of £475,000**

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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.



Cemetery Road, Bradford, BD6 2NG

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No Onward Chain \*\*\* Stunning Detached Period Property \*\*\* Three Reception Rooms \*\*\* Four Bedrooms \*\*\* Generous Gardens. Located on the highly desirable Cemetery Road in the area of Low Moor, Bradford, this impressive four-bedroom detached family home offers a perfect blend of period features and modern living. With a generous layout, the property boasts three spacious reception rooms, providing ample space for family gatherings and entertaining guests.

As you enter, you are greeted by a welcoming vestibule and hall that leads to a well-appointed kitchen, a delightful dining room, and a comfortable lounge. Additionally, there is a versatile reception room that can serve various purposes, along with a convenient WC/utility and a porch. The first floor features a master bedroom, three further well-sized bedrooms, and an office landing, making it ideal for families or those who work from home. The house bathroom is also located on this level, while the large loft presents an exciting opportunity for potential conversion, allowing

for further bedrooms if desired.

The lower ground floor is a true highlight, featuring a games room and a gym, perfect for relaxation and leisure. A double garage and a store room provide ample storage solutions.

Externally, the property is set on a substantial wrap-around plot with beautifully presented gardens, including two terraced areas, a smaller lawned section, and a gated driveway that accommodates parking for ample vehicles. The large garden is complete with a lawn and patio area, ideal for outdoor entertaining or enjoying the sunshine.

Located in BD6, this home is conveniently situated near a variety of schools, transport links, including Low Moor Train Station which services both Leeds and Manchester, and local amenities. With its spacious layout and potential for further development, this property is sure to attract families seeking a delightful home in a desirable area.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Stunning four bedroom detached period property in highly desirable location being sold with no onward chain.

Rating authority  
Borough Council Tax Band D

Services  
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Tenure  
Freehold