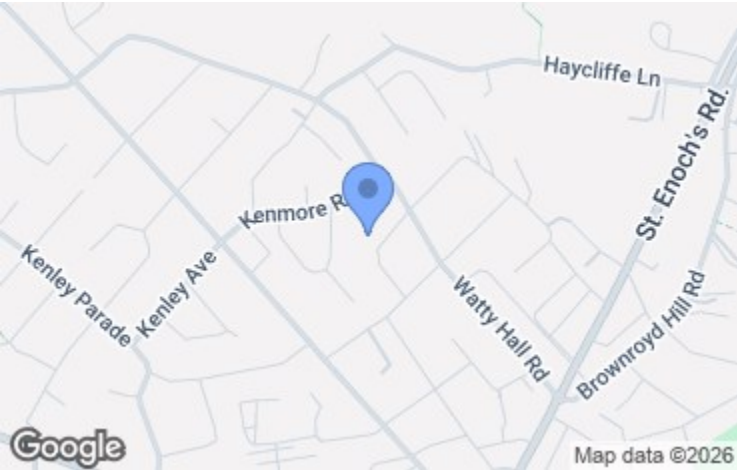




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

Beechwood Avenue, Bradford, BD6 3AN
Offers In The Region Of £220,000



Three Bedrooms *** Generous Gardens
Offering Potential To Extend STPP *** Two
Reception Rooms *** Large Cellar With Power
And Light And A door To Access The Garden.
Located in the highly desirable area of
Beechwood Avenue, Bradford, this spacious
three-bedroom end terrace house presents an
excellent opportunity for families and
professionals alike. Upon entering, you are
greeted by a welcoming entrance hall that leads
to a useful cellar, equipped with power and
light, providing ample storage or potential for
further development.

The ground floor boasts two generous reception
rooms, including a charming lounge featuring a
bay window and a cosy gas fire, perfect for
relaxing evenings. The dining room offers a
delightful space for family meals and
gatherings. The well-appointed kitchen is fitted
with modern wall and base units, a range
cooker, and space for appliances, making it a
practical hub for culinary enthusiasts.

As you ascend to the first floor, you will find

three comfortable bedrooms, each with fitted
wardrobes, ensuring plenty of storage. The
family bathroom is thoughtfully designed,
complete with a bath and shower over, a low-
level WC, and a hand wash basin, catering to all
your needs.

Outside, the property benefits from a gated
driveway with parking for many vehicles, along
with a garage for additional convenience. The
gardens to both the front and rear of the house
offer a lovely outdoor space, with potential for
extension, subject to planning permission.



Fixtures & fittings Spacious three bedroom end terrace house in highly desirable location.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band C	Tenure Freehold