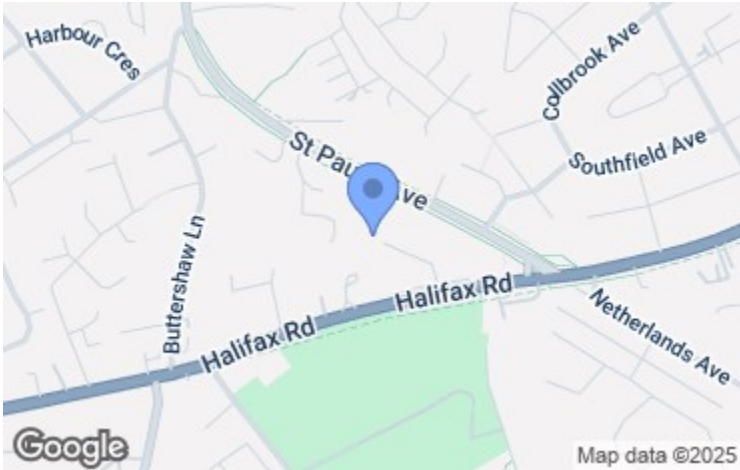




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Somerville Park, Bradford, BD6 2JS
£340,000

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.



Somerville Park, Bradford, BD6 2JS

 1  4  2

**** Stunning Detached Property ** Four Bedrooms ** Open Plan Kitchen/Diner ** Well Presented Throughout ** Sought after location ** Two Family Bathrooms ** Close to local shops & Amenities ** Generous Gardens **** Property is located in a sought after location. Located on the highly desirable area off Halifax road, 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 large spacious kitchen/ diner 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 living room with a modern finish, a delightful open plan kitchen/dining room, and a comfortable lounge. Additionally, there is a versatile reception room that can serve various purposes, along with a convenient downstairs family bathroom. 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 other family bathroom is also located on this level.

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 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.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well presented four bedroom detached property in sought after location.

Rating authority
Borough Council Tax Band E

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