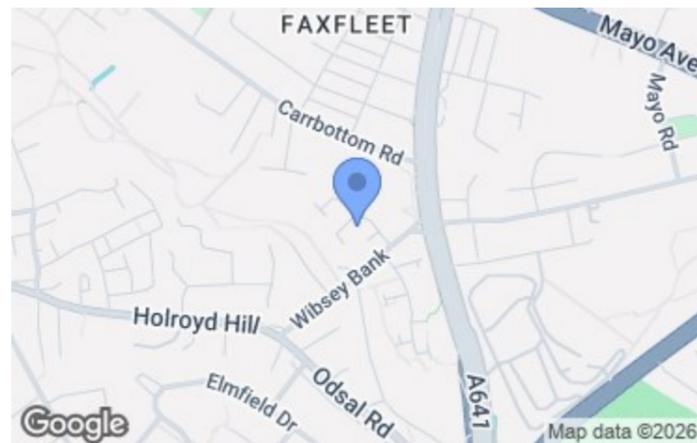




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.



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

<p>Fixtures & fittings Two bedroom semi-detached house in sought after location being sold with no onward chain.</p> <p>Rating authority Borough Council Tax Band B</p>	<p>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.</p> <p>Tenure Freehold</p>
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