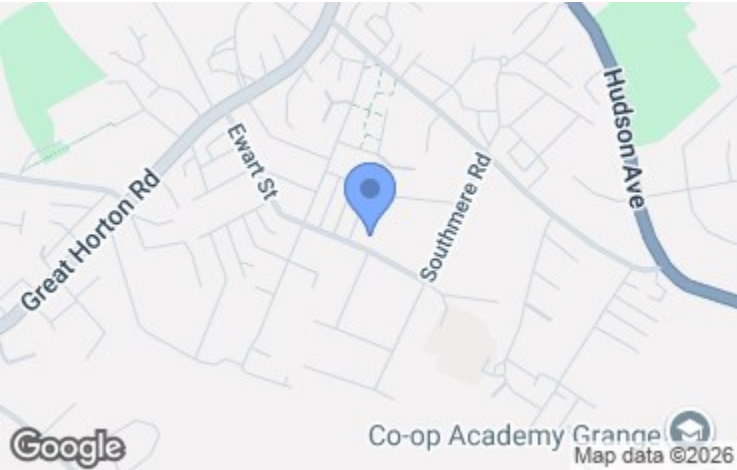




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Ewart Street, Bradford, BD7 3PA
Offers In The Region Of £200,000

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.



Ewart Street, Bradford, BD7 3PA

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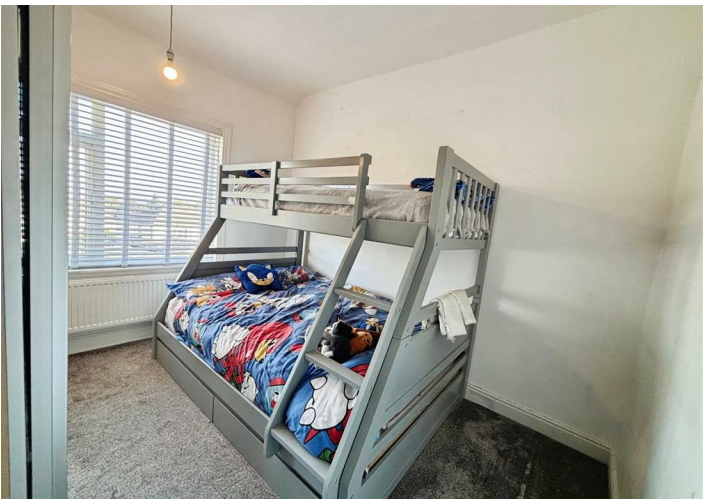
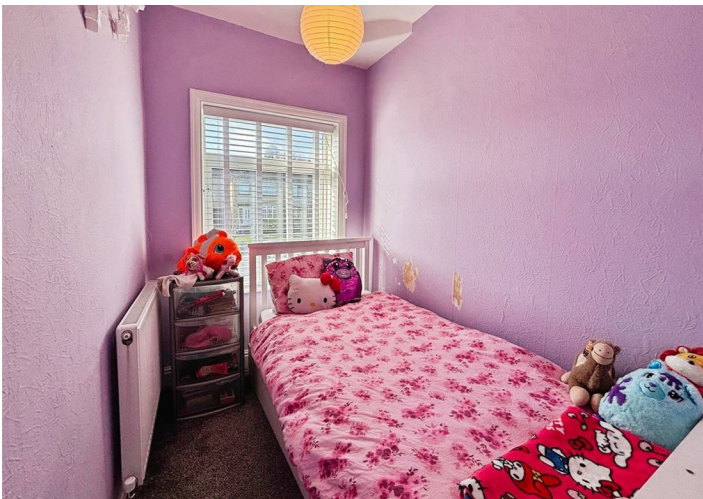
Three Bedroom Semi-Detached House ***
Generous Garden Offering Potential To Extend
STPP *** Modern Kitchen/Diner And Bathroom
*** Gated Driveway Providing Off Road
Parking. Located on the desirable Ewart Street
in Bradford, this well-presented three-bedroom
semi-detached house offers a perfect blend of
comfort and convenience. Upon entering, you
are welcomed by a charming entrance porch
that leads into a hallway. The generous lounge
provides an inviting space for relaxation and
entertainment, while the modern kitchen/diner
is a true highlight of the home. It features
stylish fitted wall and base units, a breakfast
bar, and is equipped with an integrated
fridge/freezer, oven, and gas hob with an
extractor hood above, making it ideal for
culinary enthusiasts.

The first floor boasts three well-proportioned
bedrooms, one of which benefits from fitted
wardrobes, providing ample storage space. The
family bathroom is thoughtfully designed,
featuring a bath with a shower over, a low-level
WC, and a vanity hand wash unit, ensuring

practicality for everyday living.

Outside, the property is complemented by a
driveway that offers off-road parking, a
valuable asset in this sought-after area. The
generous rear garden presents an excellent
opportunity for outdoor enjoyment and
potential for extension, subject to planning
permission.

This delightful home is conveniently located
close to local shops and amenities, making it an
ideal choice for families and professionals alike.
With its appealing features and prime location,
this semi-detached house is a wonderful
opportunity not to be missed.



Fixtures & fittings Well presented three bedroom semi-detached house in sought after location close to local shops and amenities.	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 B	Tenure Freehold