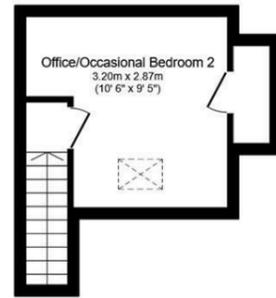


**Ground Floor**  
Floor area 69.5 sq.m. (748 sq.ft.)



**First Floor**  
Floor area 16.1 sq.m. (174 sq.ft.)

**Total floor area: 85.7 sq.m. (922 sq.ft.)**

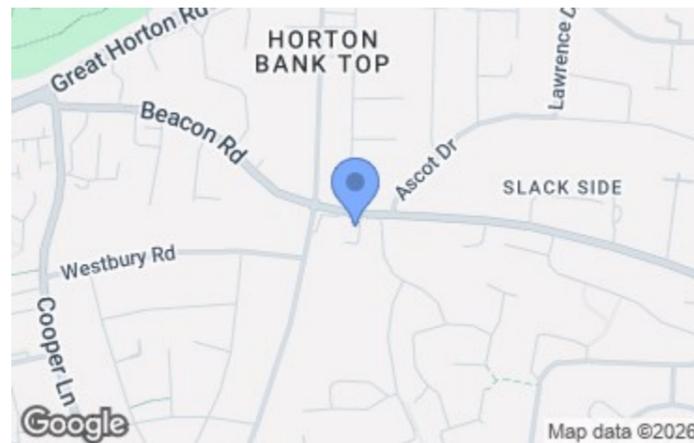
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See mapping.



**Beacon Road, Bradford, BD6 3DQ**  
**£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.



Beacon Road, Bradford, BD6 3DQ



No Onward Chain \*\*\* One Bedroom And Loft Room/Occasional Bedroom \*\*\* Garage And Driveway \*\*\* Two Reception Rooms \*\*\* Modern Kitchen And Shower Room. Located on Beacon Road in Bradford, this charming semi-detached bungalow offers a delightful living experience. With one well-proportioned bedroom and the added benefit of a loft room that can serve as an occasional bedroom, this property is perfect for those seeking a comfortable and versatile home.

Upon entering, you are greeted by two inviting reception rooms, including a spacious lounge featuring dual aspect windows that fill the space with natural light. The dining room, with its double doors, seamlessly connects to a lovely conservatory, providing a perfect spot to relax and enjoy views of the enclosed rear garden.

The modern kitchen is equipped with stylish fitted wall and base units, complete with an integrated dishwasher, double oven, microwave, and hob with an extractor hood. There is also space for additional appliances, making it a

practical space for culinary enthusiasts.

The generous double bedroom boasts fitted wardrobes, ensuring plenty of storage, while the contemporary shower room features a walk-in shower, low-level WC, and a vanity hand wash unit, all designed for convenience and comfort.

Outside, the property offers parking for many vehicles, along with a garage for additional storage. The enclosed rear garden provides a private outdoor space, ideal for relaxation or entertaining guests.

This well-presented bungalow is being sold with no onward chain, making it an attractive option for buyers looking to move in swiftly. With its thoughtful layout and modern amenities, this property is a wonderful opportunity for those seeking a peaceful yet accessible home in Bradford.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

One bedroom semi-detached bungalow with loft room/occasional bedroom being sold with no onward chain.

Rating authority  
Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold