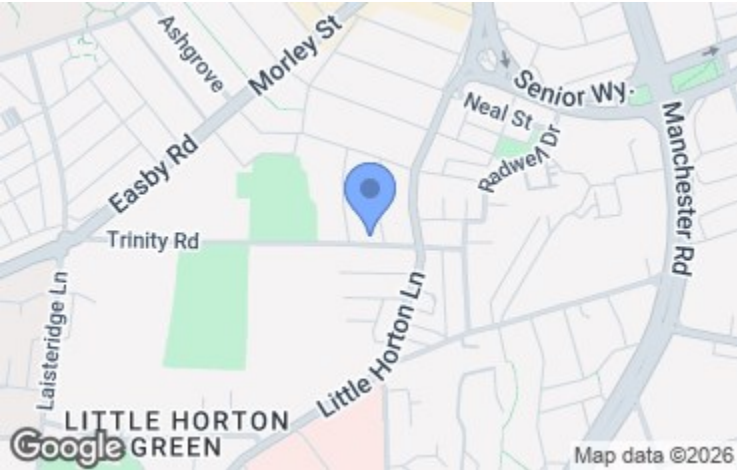




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

Trinity Road, Bradford, BD5 0JD
Offers Over £250,000

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.

Four Double Bedrooms *** Three Reception Rooms *** Ground Floor Shower Room And Family Bathroom *** Low Maintenance Gardens And Driveway. Located in the desirable area of Trinity Road, Bradford, this spacious end terrace house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms and three inviting reception rooms, this property is ideal for families seeking ample living space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cosy lounge, a charming sitting room, and a dining room that conveniently connects to the cellar. The ground floor also features a practical shower room, enhancing the functionality of the home. The kitchen is equipped with fitted wall and base units, a free-standing cooker, and space for additional appliances, making it a delightful space for culinary enthusiasts.

The first floor boasts three generous double bedrooms, providing plenty of room for relaxation and rest. The family bathroom is

thoughtfully designed, featuring a corner bath, a shower cubicle, a low-level WC, and a stylish vanity hand wash unit. Ascending to the second floor, you will find an additional spacious double bedroom, perfect for guests or as a private retreat.

Outside, the property offers low-maintenance gardens, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. The driveway provides parking for up to three vehicles, a rare find in this sought-after location.



Fixtures & fittings
Spacious four bedroom end terrace house in sought after location.

Rating authority
Borough Council Tax Band C

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