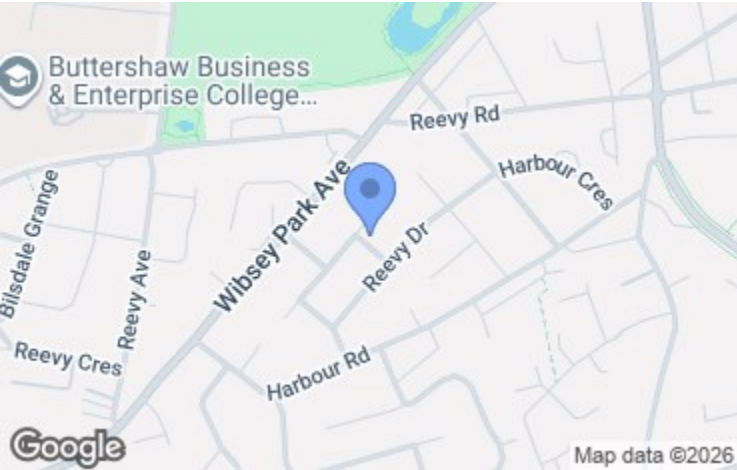




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.

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.

Mostyn Grove, Bradford, BD6 3RB
Offers In Excess Of £185,000



Mostyn Grove, Bradford, BD6 3RB

 2  1  1

Spacious One Bedroom Semi-Detached Bungalow *** Two Reception Rooms *** Conservatory *** Ground Floor Bathroom *** Generous Double Bedroom With En-Suite WC, Garage And Driveway. Nestled in the desirable cul-de-sac of Mostyn Grove, Bradford, this deceptively spacious semi-detached bungalow offers a perfect blend of comfort and convenience. With one well-proportioned bedroom and a thoughtfully designed layout, this property is ideal for those seeking a tranquil living space.

Upon entering, you are welcomed by an inviting entrance porch that leads into a bright entrance hall. The heart of the home is the modern kitchen, which boasts stylish fitted wall and base units, along with an integrated fridge, freezer, microwave, and oven. The gas hob, complete with an extractor hood, and a breakfast bar make this space both functional and sociable. The ground floor bathroom features a corner bath with a shower overhead, a low-level WC, and a hand wash basin, ensuring practicality for everyday living.

The dining room, with its charming French doors, provides seamless access to the conservatory, which further opens up to the rear garden, creating an ideal setting for entertaining or simply enjoying the outdoors. The spacious lounge, enhanced by an electric fire, offers a cosy retreat for relaxation.

On the first floor, you will find a generous double bedroom complete with an en-suite WC, providing added privacy and convenience. The property also benefits from parking for up to three vehicles, a gated driveway, and a garage, making it perfect for those with multiple cars or needing extra storage.

The low-maintenance gardens to both the front and rear of the property offer a pleasant outdoor space without the burden of extensive upkeep. This bungalow is a rare find in a sought-after location, making it an excellent opportunity for first-time buyers, downsizers, or anyone looking for a peaceful retreat in Bradford.



Fixtures & fittings
Deceptively spacious one bedroom semi-detached bungalow in highly desirable cul-de-sac location.

Rating authority
Borough Council Tax Band B

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