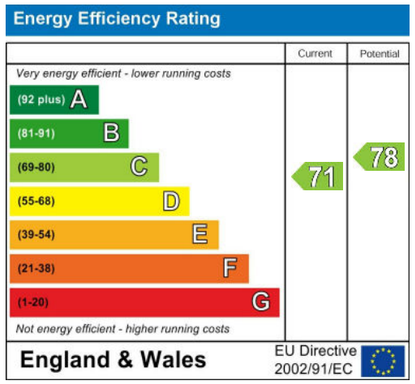


Ground Floor First Floor

Total floor area: 126.8 sq.m. (1,365 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





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.







Haycliffe Lane, Bradford, BD6 3JN

Offers Over £285,000

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Deceptively Spacious Measuring Approx 1365sq ft *** Three Double Bedroom Detached House *** Two Generous Reception Rooms *** Garage And Driveway *** Low Maintenance Gardens Offering Potential To Extend STPP. Located in the highly desirable area of Haycliffe Lane, Bradford, this deceptively spacious and well-presented three-bedroom detached house is a true gem. Upon entering, you are welcomed by a bright entrance hall that leads to a convenient ground floor WC. The lounge boasts dual aspect windows, allowing natural light to flood the room, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the spacious kitchen/diner, which features modern fitted wall and base units, an integrated dishwasher, and a stylish oven and hob with an extractor hood above. This area is perfect for family meals and entertaining guests, with space for additional appliances. Adjacent to the kitchen is a versatile sitting room that can also serve as a ground floor bedroom, complete with patio doors that open onto the rear garden, seamlessly blending indoor and outdoor living.

Venturing upstairs, you will find three generously sized double bedrooms, each offering comfort and privacy. The family bathroom is well-appointed, featuring a bath with a shower over, a low-level WC, and a hand wash basin, catering to all your family's needs.

Outside, the property boasts a block-paved driveway leading to a garage, providing convenient off-street parking. The low-maintenance gardens to the side and rear present an excellent opportunity for outdoor enjoyment and potential for extension, subject to planning permission.

This delightful home combines modern living with a fantastic location, making it an ideal choice for families or those seeking a peaceful retreat. Don't miss the chance to make this wonderful property your own.















Fixtures & fittings
Deceptively spacious three bedroom detached house in highly desirable location.

Rating authority
Borough Council Tax Band D

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