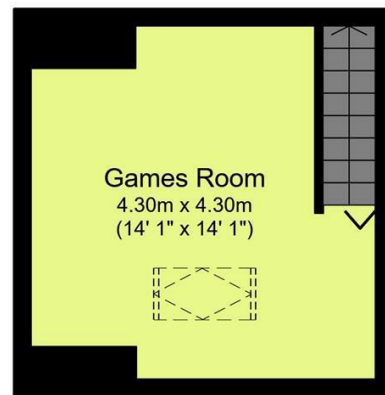


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	78
(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 627444
 sales@wwestateagents.com



Directions

See Mapping.



**Queens Rise, Bradford, West Yorkshire BD2 4BS
 Offers In The Region Of £185,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@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 BEDROOM SEMI DETACHED BUNGALOW ** KITCHEN EXTENSION ** FAR REACHING VIEWS ** Located in the popular residential area just outside of Eccleshill close to a wealth of amenities including reputable schools, shops and a transport link into the city center.

Property briefly comprises; entrance hallway, new 12 month old kitchen with cream base and wall units, complimentary work surfaces, integrated oven and microwave, induction hob with overhead extractor fan, large picture window allowing plenty of natural light. The living room has central heating radiator, carpet flooring and plenty of space for seating as well as stunning hilltop views from the large picture window. Dark oak staircase leads to the one bedroom upstairs, which can be used as a double or a spacious single.

The master bedroom is a double and has fitted wardrobes and space for additional cupboard storage. The second bedroom, also a double has carpet flooring and space for storage. The third

bedroom is a spacious single, again with fitted wardrobes. All bedrooms have central heating radiators and carpet flooring. The house bathroom comprises of modern floor to ceiling tiling, walk in shower and separate bath, standing sink with storage cabinet underneath and W.C.

Externally, the property has side entrance and patio area at the front. The rear of the property benefits from a raised patio, low maintenance garden area, decking and a shed for additional storage. There is also room for off road parking to the front of the property.

Viewings Highly Recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
FOUR BEDROOM SEMI DETACHED BUNGALOW...

Rating authority
Borough Council Tax Band

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

Tenure
Freehold