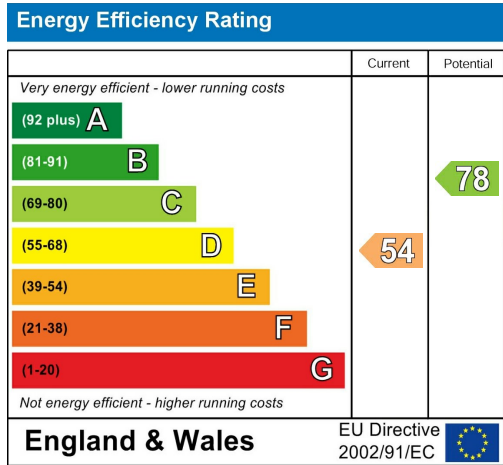




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Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com



Directions

See mapping.



**Quarry Place, Bradford, West Yorkshire BD2 4NA**  
**Offers In The Region Of £200,000**

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.





**\*\* SUBSTANTIALLY EXTENDED \*\* END OF TERRACE \*\* 4/5 BEDROOMS \*\* 2 BATHROOMS \*\* SPACIOUS GARDEN \*\* QUIET CUL-DE-SAC \*\* LARGE KITCHEN/DINER \*\* SPACIOUS FAMILY ACCOMODATION \*\***

This is a substantially extended, 4/5 bedroom, stone, end of terrace property occupying an enviable corner plot with ample space to extend further (subject to pp).

The accomadation comprises:- kitchen/diner fitted with a range of pine wall and base units, built in electric oven, gas hob and extractor fan over, complimentary splash back tiling, grey cushion flooring, plumbing for a dishwasher and space for an American style fridge/freezer. There is also a central island unit offering "breakfast bar" style seating. The dining area offers ample space for family entertaining and benefits from a living flame gas fire with "Adams" style surround in a pine finish, large uPVC window allowing plenty of natural light and light coloured laminate flooring.

A door leads to the double aspect Lounge, featuring 2 large uPVC windows, dado rail perfectly separating the two tone decoration, radiator and

laminate flooring. From here there is a further door which leads onto the downstairs en-suite bedroom. This a double room featuring uPVC patio doors leading into the garden. There is also an en-suite "wet" room with pedestal sink and low flush WC in white, radiator and uPVC window. Another door leads from the kitchen to a sun room which is also plumbed for a washing machine, with access to the garden.

To the first floor there are three double bedrooms, the master being particularly spacious and also benefiting from triple aspect windows! Here we also find the family bathroom comprising of bath with over head shower, WC and pedestal sink in white, chrome towel rail & tiled flooring.

The top Floor can be used as a fifth bedroom, with radiator, uPVC dorma windows and storage cupboards.

Outside there is a spacious lawned garden with a range of mature shrubs & trees, a secluded patio area and off road parking.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

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