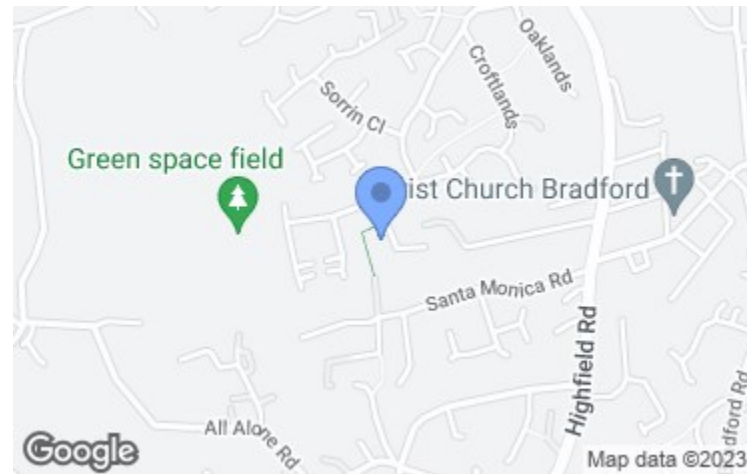


Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(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	

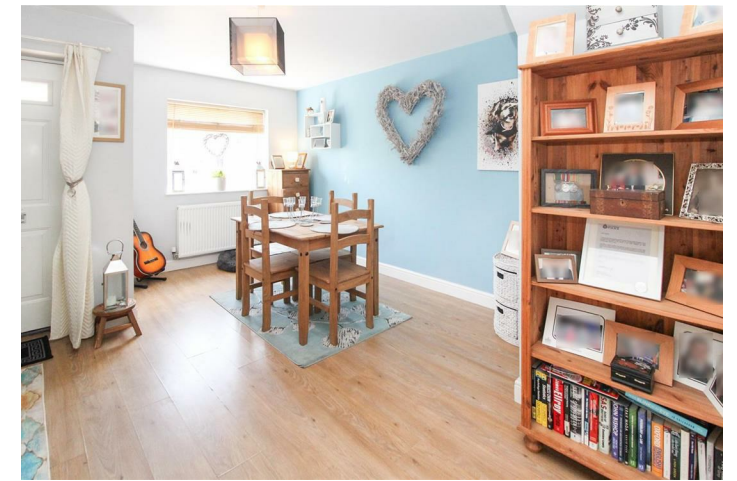
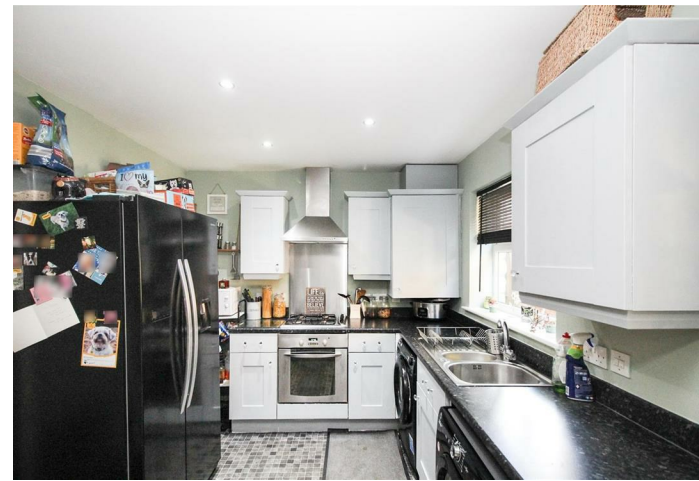


Viewing arrangements

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

Directions

see mapping



Far Highfield Close, Bradford, BD10 8XN
Offers Over £250,000

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.



Far Highfield Close, Bradford, BD10 8XN



BEAUTIFULLY PRESENTED ** MODERN TOWNHOUSE ** 3 DOUBLE BEDROOMS ** 2 BATHROOMS ** DRIVEWAY ** ENCLOSED REAR GARDEN ** EXCELLENT TRANSPORT LINKS ** CLOSE TO SCHOOLS & AMENITIES **

Accommodation is set over 3 floors. The ground floor comprises of; Dining room, kitchen and guest W.C.

The dining room is located to the front of the property and benefits from a separate cloaks space. Double doors lead to the inner hallway which gives access to the kitchen, guest W.C and the stairs that rise to the first floor landing. The guest W.C comprises of low flush toilet and wash basin.

The kitchen is fitted with a good range of wall and base units in white with contrasting work top surfaces. Incorporating a stainless steel drainer sink with mixer tap. Integrated electric oven with four ring gas hob, stainless steel splashback and extractor hood over. Space for 'American' style fridge freezer, dryer and plumbing for washing machine. The kitchen also benefits from a breakfast bar and patio doors that lead out to the rear garden, ideal when entertaining and al-fresco

dining.

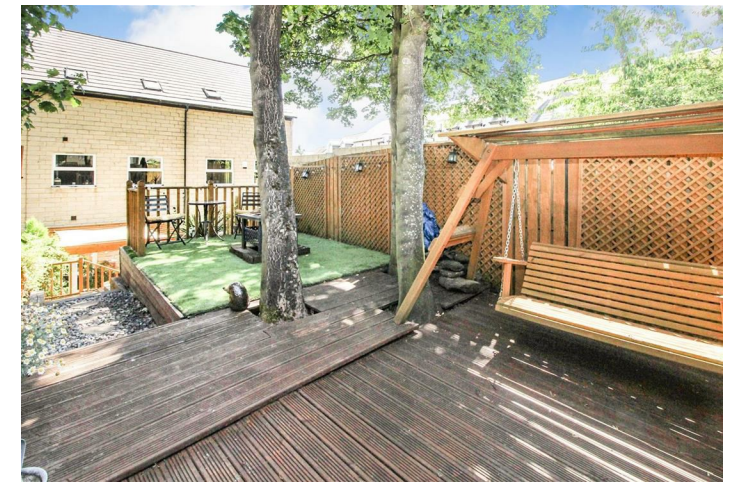
Located to the 1st floor are the living room, bedroom two and the family bathroom.

The living room is neutrally decorated, offering plenty of natural light and benefits from a Juliette balcony overlooking the front elevation.

Bedroom two is a good size double room and the bathroom is fitted with a white three piece suite, comprising of; panelled bath with shower over, low flush W.C and wash basin with mixer taps.

Stairs rise to the 2nd floor landing where you can find two more double bedrooms. The master has an en-suite, which is fitted with an enclosed shower cubicle, low flush W.C and wash basin with mixer taps.

Externally there is a driveway to the front of the property providing off street parking and a tiered landscaped garden to the rear. The first tier is presented as a cosy outdoor seating area to relax in, leading up to a decorative pebbled tier and from here up to the sun deck.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a fabulous 3 bedroom Townhouse with 2 reception rooms, 2 bathrooms, a lovely terraced rear garden and is located in a sought after cul-de-sac location

Rating authority
Borough Council Tax Band C

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