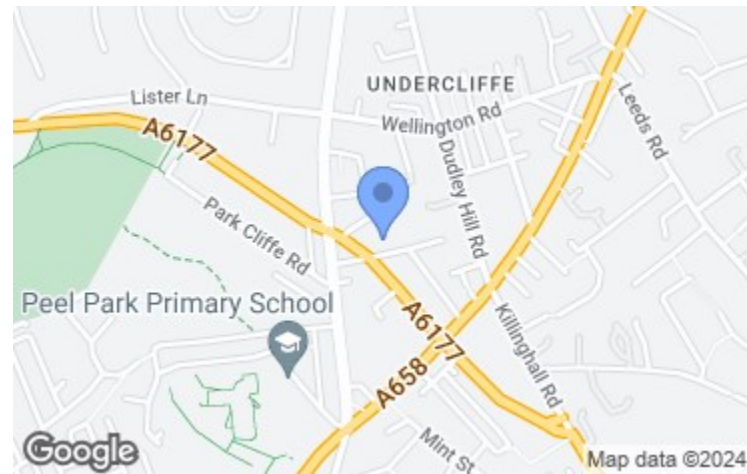




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		61	74
	EU Directive 2002/91/EC		

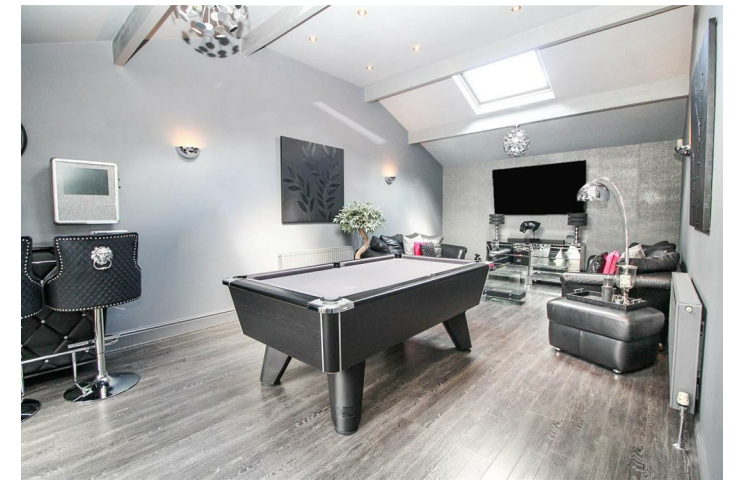


**Viewing arrangements**

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

**Directions**

see mapping



**Elbow Lane, Bradford, BD2 4PB**  
**Offers In The Region Of £665,000**

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.



**\*\* WOW!! A STUNNING 5 BEDROOM DETACHED HOME \*\* 3 RECEPTION ROOMS \*\* SEPARATE GRANNY FLAT \*\* VERSATILE OUTBUILDING \*\* GARAGE & PARKING \*\* PRIVATE PLOT \*\* CLOSE TO GOOD SCHOOLS \*\* QUIET CUL-DE-SAC \*\***

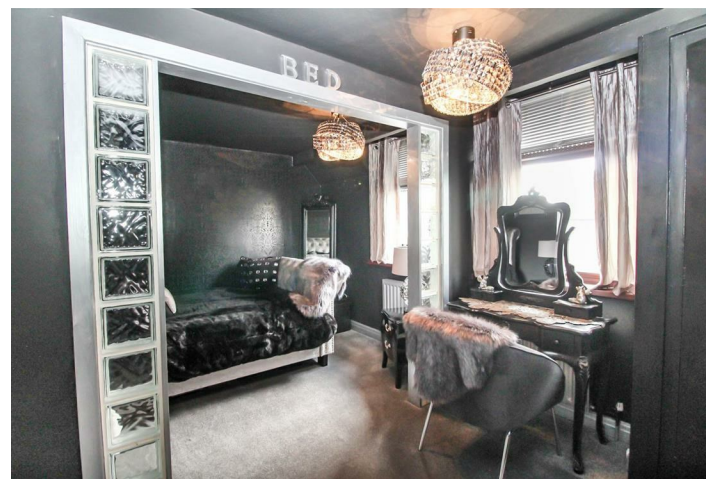
This **MAGNIFICENT PROPERTY** must be viewed to fully appreciate all that it has to offer, from its games room with vaulted ceiling, luxury bathrooms with roll top baths & TV, high perimeter walls and electric gate access, multi use outbuilding, fabulous self contained flat, to the ample parking.

The property briefly comprises:- access is through a composite door into the luxury kitchen which is fitted with a range of wall and base units in light grey with contrasting black granite worktops and white splash back tiling, There is a SS under counter sink with mixer tap, an integrated dual compartment dishwasher, washing machine, range cooker with extractor over, ample space for dining furniture and a fridge/freezer, plinth lighting, ceiling spots and finished with granite floor tiles. Stunning games room with vaulted ceiling, wall lighting and solid wood flooring.

The kitchen also leads to an inner hallway with office space and guest WC, as well as the formal dining room and living room, which has glorious corner widows, round stain glass window, glass block wall, feature papered wall and ceiling spots.

On the first floor there are 2 double bedrooms, 1 with fitted wardrobes and the other with a spacious dressing room, as well as the family bathroom, comprising:- roll top bath, his and her vanity sink unit, spa shower cubicle, WC, TV, towel rail and finished with wall & floor, mosaic tiling. On the second floor there is a dressing area and 2 further bedrooms, 1 with walk in wardrobe and 1 with en-suite bath room. There is also a self contained 1 bedroom flat with separate kitchen, living room and bathroom.

Outside, there is a rear courtyard with multi use room and to the front, a lawned garden with pond, mature trees, cobbled stone drive, electric gate and perimeter walls



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Wow! This is simply a stunning & spacious 4 bed detached home, with 2 reception rooms, appointed to the highest standard complete with separate granny flat, electric gate access, lots of parking, all in a very private plot, located in a quiet cul-de-sac

**Rating authority**  
Borough Council Tax Band E

**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