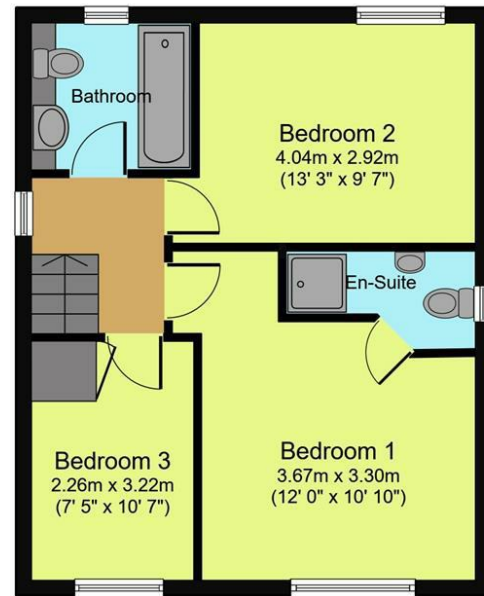


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(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.



Sorrin Close, Bradford, West Yorkshire BD10 8QF
Offers In The Region Of £299,950

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.



**** STYLISH DETACHED FAMILY HOME ****
THREE BEDROOMS ** TWO BATHROOMS &
GUEST CLOAK ** DINING KITCHEN **
CONSERVATORY ** LANDSCAPED GARDEN **
DRIVEWAY & GARAGE **

This immaculately presented detached property offers both space & style, situated in a popular residential location close to village amenities & reputable schools.

The accommodation briefly comprises: Front PVCu storm porch into entrance hall, side elevation window, oak laminate flooring, access guest cloak and rooms. The spacious lounge has an inset log burner sat on a stone hearth, large picture window allows lots of natural light in & is complemented by neutral décor, cornice ceiling, carpet floor and French doors into dining kitchen.

The modern dining kitchen consists of a range of shaker style base & wall units in ivory, with starlight solid quartz worktops and splash backs, porcelain sink with mixer tap & metro tiles. Range cooker with gas burners, over extractor chimney, integrated dishwasher and fridge/freezer. Ample space to accommodate a dining table & chairs.

French doors with vertical blinds open into PVCu conservatory with ceramic tiled floor & radiator.

All three bedrooms are situated on the first floor alongside the family bathroom, the generous master benefits from large picture window, fitted glazed wardrobes, carpet flooring & well equipped en-suite shower room. Two further bedrooms all finished with light modern décor, laminate floor and wardrobes to bedroom 2. The family bathroom comprises of a three piece suite in white with 'P' shaped tub with over shower and chrome fittings, hand wash basin in a gloss white vanity unit with concealed system w.c. , finished with ceramic tiled walls with a decorative mosaic border and chrome towel radiator.

Externally the property benefits from a driveway offering off road parking leading to a detached garage. Lawned garden to the front & fully enclosed rear, lawned garden with planted border's and timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful Detached Home A Real Must View.....

Rating authority
Borough Council Tax Band E

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold