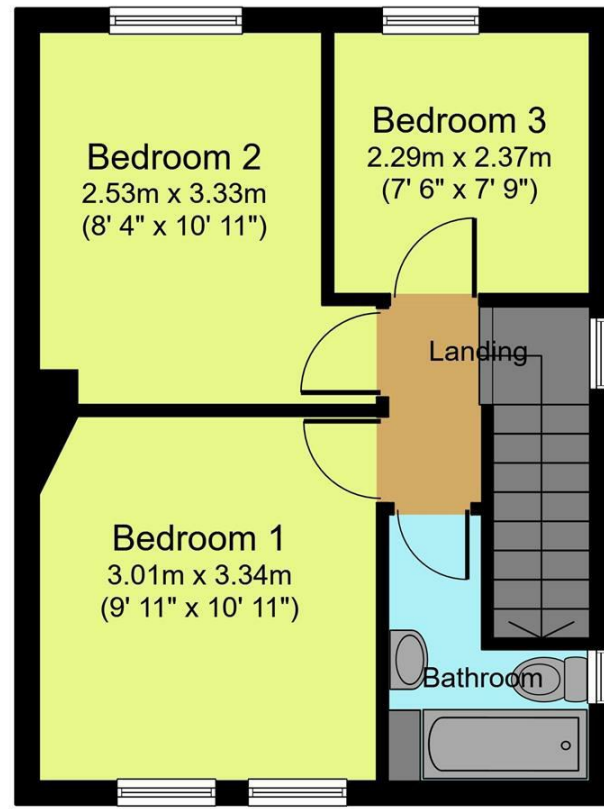


Ground Floor



First Floor

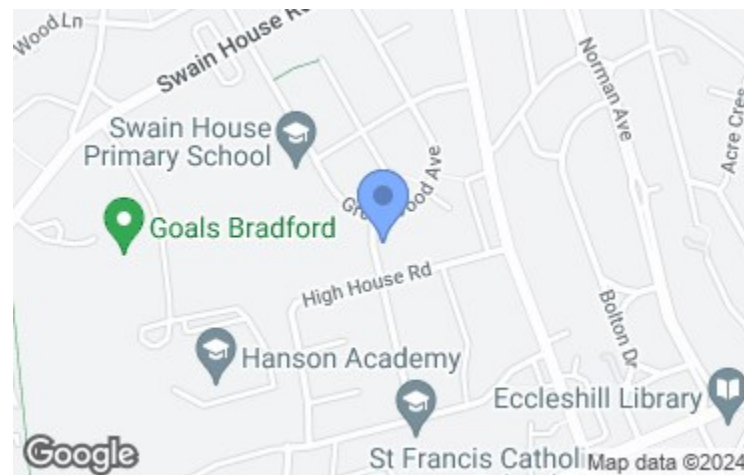
Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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>	EU Directive 2002/91/EC	

**Viewing arrangements**

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



**Directions**

See Mapping.



**Greenwood Drive, Bradford, BD2 1JH**  
**Offers Over £165,000**

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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.





Greenwood Drive, Bradford, BD2 1JH

 1  3  2

**\*\* 3 BEDROOMS \*\* FANTASTIC PLOT \*\* AMPLE SPACE TO EXTEND ( subject to pp ) \*\* MODERN KITCHEN & BATHROOM \*\*VERY WELL PRESENTED \*\* POPULAR AREA \*\* CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES \*\* LARGE REAR GARDEN \*\*** Spacious family home situated in a popular residential location close good local schools and amenities.

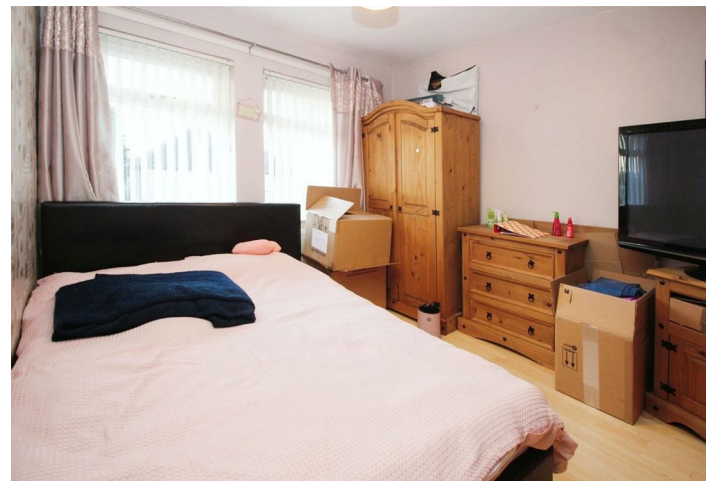
The property briefly comprises:- Access is through a uPVC door into a entrance hallway from where you can enter both the kitchen and living room. The modern kitchen is fitted with a range of wall and base units in gloss white with brushed chrome handles and contrasting dark grey work tops and breakfast bar. Stainless steel sink with mixer tap, black metro tiling, Integrated double oven, five burner gas hob and extraction chimney, plumbing for a washing machine, dryer, dishwasher and space for fridge/freezer, finished with grey slate cushion flooring. There's a downstairs guest w.c. and useful pantry/utility room.

The living room is bright and airy with its dual aspect mullion window, allowing an abundance of natural light to flow through, there is a feature papered chimney breast wall with a plasma wall

mounted fire, finished with oak internal doors and carpet flooring.

Upstairs you will find the 3 bedrooms and family bathroom. Bedrooms one & two are both doubles with bedroom one benefitting from free standing mirrored wardrobes and laminate floor. Bedroom three is of ample size with work station and laminate flooring. The bathroom comprises:- 3 piece suite in white including panelled bath with shower over, pedestal sink and W.C. Ceramic wall tiling, with contrasting flooring.

Outside to the front there's a block paved drive with ample parking for several vehicles, laid lawn and planted borders with privet hedge and wrought Iron gates. To the rear is a large private block paved patio and lawned garden with selective planting, storage shed, dry stone walling, timber fencing and ample space for a side/rear extension subject to planning permission.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

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Borough Council Tax Band A

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Tenure  
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