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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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.



Pullan Avenue, Bradford, BD2 3RR
Offers Over £210,000

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.



**** MATURE SEMI-DETACHED ** 3 BEDROOMS ** SPACIOUS ATTIC ROOM ACCESSED BY LOFT LADDER ** MODERN LOUNGE/DINING KITCHEN ** AMPLE SPACE TO EXTEND (subject to pp) ** LARGE REAR GARDEN ** OFF ROAD PARKING ** NO ONWARD CHAIN ** Spacious family home situated in a popular residential location close good local schools and village amenities.**

The property comprises:- Entrance through Oak timber door with leaded light into entrance hallway from where you can enter both the first floor, living room, and dining kitchen. The living room is bright and airy with its picture Bay window & vertical blinds allowing an abundance of natural light to flow, there is a feature white marble Adams style surround with a inset cast Iron living flame gas fire, light painted walls with cornice ceiling and finished with walnut laminate flooring.

The kitchen is fitted with a range of base and wall units in Ivory gloss with contrasting worktops, stainless steel sink with mixer tap and

ceramic tiled splash backs, Integrated brushed chrome oven with a gas hob and extraction hood, plumbing for a washer, ample space for fridge/freezer, dining table & chairs and finished with laminate floor, timber fire surround with inset electric fire. There's a useful pantry store and side door access.

Upstairs you will find the 3 bedrooms and family bathroom. Bedrooms 1 & 2 are doubles with fitted robes. Bedroom three is of ample size. Access to occasional loft room via ladder having velux window. The bathroom comprises:- 4 piece suite in white with chrome fittings, panelled bath tub, curved cubicle power shower, pedestal sink and W.C. chrome towel radiator, marble vein wall tiling, with contrasting grey flooring. Drop down ladder to attic.

Outside to the front there's a tarmac drive, stone walling and timber decking leading to a raised patio seating area with balustrade. To the rear is a large private lawned garden with second timber decking and timber boundary fencing. Useful under house storage and tap.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Beautiful Mature Semi-Detached Home, Offered With No Chain & Ready To Move In.....</p> <p>Rating authority Borough Council Tax Band</p>	<p>Services INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.</p> <p>Tenure Freehold</p>
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