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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.



Brander Close, Bradford, BD10 8SY
Offers Over £230,000

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.



Brander Close, Bradford, BD10 8SY



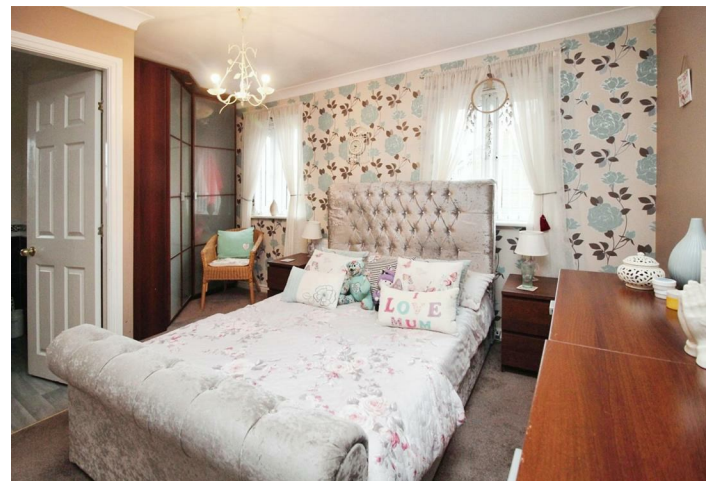
**** IMMACULATE PROPERTY ** 3 BEDROOMS ** 3 BATHROOMS ** DINING KITCHEN ** BEAUTIFULLY PRESENTED THROUGHOUT ** PARKING FOR 3 CARS ** LOW MAINTENANCE GARDEN ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ** QUIET CUL-DE-SAC **** This stunning 3 bedroom semi-detached property is set in a very popular location at the head of the cul-de-sac and as such is sure to appeal to a wide variety of discerning buyers.

The property briefly comprises:- Access is through a composite door into the entrance hallway. Here you will find, bedroom 3, a shower room, the utility room and internal access to an integral garage. The utility room has a range of base units in light oak with contrasting worktops, stainless steel sink with mixer taps and space for washing machine and access to the rear garden. The shower room comprises:- tiled shower cubicle, pedestal sink with tiled splashback, WC, central heating radiator and window to the side elevation.

Stairs rise to the first floor landing. The dining kitchen is fitted with a range of wall and base units in light oak with contrasting worktops. Space for fridge/freezer, dishwasher, Integrated oven with gas hob and extractor over, stainless steel sink with mixer tap and space for dining table and chairs and is finished with cushion flooring. The living room is bright and airy, has oak effect laminate flooring, a Juliet balcony along with a separate window.

Stairs rise to the second floor where you will find two double bedrooms, both with fitted wardrobes and en-suite bathrooms. One of the en-suites has a bath whilst the other has a shower cubicle. Both have a pedestal sink unit and push button WC.

Outside to the front there is parking for 3 cars. To the rear there is an enclosed low maintenance gravel garden and decking area enclosed with timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Spacious Family Home.....</p> <p>Rating authority Borough Council Tax Band C</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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