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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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.



**Wrose Avenue, Bradford, BD2 1HP
 Offers In The Region Of £170,000**

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.



Wrose Avenue, Bradford, BD2 1HP

 3  4  2

4 BEDROOMS ** SPACIOUS SEMI-DETACHED HOME ** 2 RECEPTION ROOMS ** PLUS SNUG/HOME OFFICE ** 4 PIECE BATHROOM ** LARGE REAR GARDEN ** CLOSE TO GOOD SCHOOLS & MANY LOCAL AMENITIES ** ON STREET PARKING ** This spacious 4 bedroom semi-detached family home is just a short walk form a host of local amenities - A MUST SEE PROPERTY! The property briefly comprises:- Access is through a uPVC front door in to the entrance hallway with guest w.c. & where you can enter all downstairs rooms. The living room can be accessed by two ways , bright & airy thanks to a large picture window & features a wall mounted living flame electric plasma fire, wall lighting & is finished with carpet flooring. Access into the Snug/Home office. The dining room has laminate floor with both French, double doors leading to the front garden & a side door leading to a useful storage room. The kitchen is fitted with a range of wall & base units in gloss white with contrasting dark grey worktops and slate tiled splashback panelling. There is a acrylic sink with mixer tap, integrated

double oven & a f hob with over extractor inset into central Island with wine fridge. Under counter space for dishwasher, washer and dryer along with space for fridge/freezer, finished with laminate tiled flooring recessed lighting & French doors opening to rear. Upstairs you will find the four bedrooms & family bathroom. All of the bedrooms are doubles with the master having solid wood flooring and 2-3 having laminate floor all having light decor. The bathroom comprises:- 4 piece suite in white including panelled bath with shower over, walk-In double cubicle shower unit, gloss white vanity sink unit & push button W.C. There is a chrome ladder towel rail, stylish floor and wall tiling. Outside to the front are 4 steps and a wheelchair lift down to a timber decked patio area with a raised planted area, timber and privet boundary. To the rear is a raised timber decked patio area with steps leading down to the gard



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Great Family Home With 4 Bedrooms plus a ground floor WC.....</p> <p>Rating authority Borough Council Tax Band A</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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