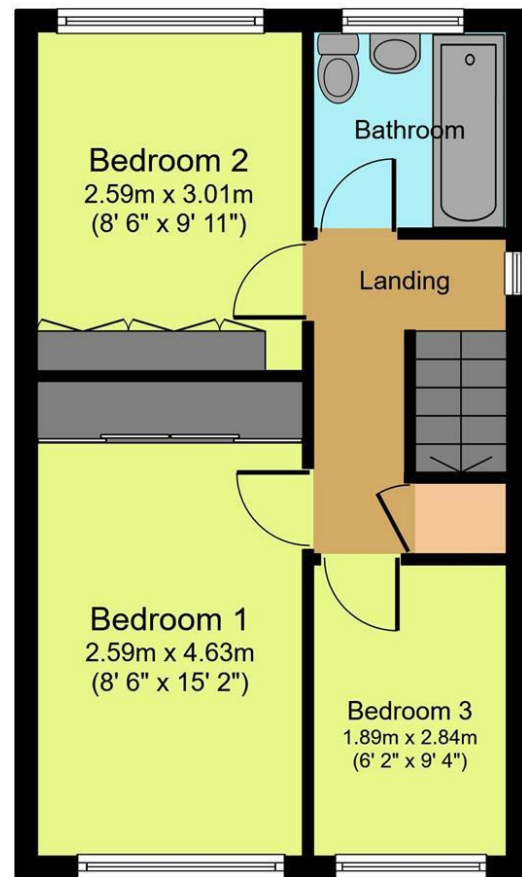


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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.



**Livingstone Close, Bradford, BD2 1PZ**  
**Offers In The Region Of £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.



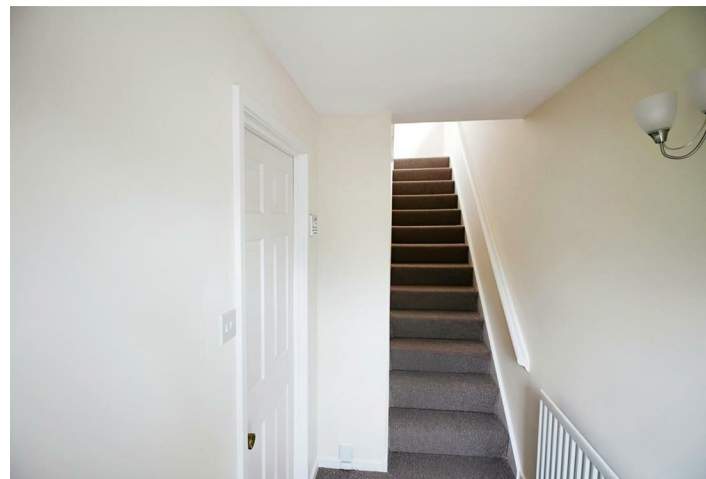
**\*\* DETACHED HOME \*\* VERY WELL PRESENTED \*\* 3 BEDROOMS \*\* 2 RECEPTION ROOMS \*\* NO ONWARD CHAIN \*\* GARAGE & OFF STREET PARKING \*\* MODERN KITCHEN & BATHROOM \*\* GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT \*\* QUIET CUL-DE-SAC \*\* CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES \*\***

The accommodation briefly comprises: Entrance hallway with wall lighting and carpet flooring. A spacious lounge benefits from dual aspect Georgian bar windows adding plenty of light. French white doors open to the dining room. Galley kitchen is fitted with a good selection of white gloss wall and base units with contrasting worktops and pattern wall tiling. Integrated fridge/freezer, brushed chrome electric fan oven with four ring gas hob above and overhead extractor hood.

Staircase rises to the first floor landing and gives access to the loft and first of the house bedrooms. The master double bedroom benefits

from sliding wall wardrobes and carpet flooring. Bedroom two is a further double bedroom with a row of ceiling high wardrobes. The third bedroom is a generous single with fitted storage unit. The bathroom has a white three piece suite that comprises of panel bath with mixer shower and shower screen. The Vanity wash basin offers storage with an integrated push button WC. Completed with a wall mounted chrome towel radiator and tiled flooring.

Externally is a laid to lawn front garden with mature hedge row border. Driveway offers off road parking and detached single garage. The rear garden is laid to lawn with raised stone planter, mature plant borders and enclosed by stone walls.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Very well presented detached family home with 3 bedrooms and 2 receptions room. No onward chain!

**Rating authority**  
Borough Council Tax Band C

**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.

**Tenure**  
Freehold