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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(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@wwstateagents.com

Directions

see mapping



Ashbourne Road, Bradford, West Yorkshire BD2 4AN
Offers Over £260,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



**** IMMACULATE PROPERTY ** EXTENDED SEMI-DETACHED ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** CORNER PLOT ** TWO BATHROOMS ** OFF STREET PARKING ** MODERN DINING KITCHEN ** CLOSE TO GOOD LOCAL SCHOOLS & LOCAL AMENITIES ****

Beautifully presented, perfect ready to move into family home, close to local amenities and transport links.

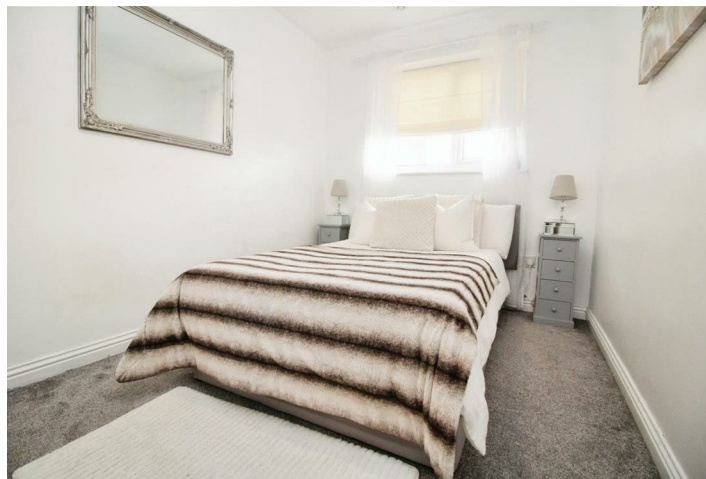
Internally, the property offers; Front, side & rear access, entrance vestibule leads into the hallway, Large living room with light painted walls and carpet flooring, French doors open to both the kitchen and side garden. The second reception room has light décor, bay window, inset chrome fire & laminate floor.

The modern dining kitchen is fitted with a range of light wall and base units with contrasting work tops and slate tiled splash backs. Incorporating stainless steel sink with hose mixer tap, integrated dishwasher, five ring gas hob with brushed chrome oven under and extraction chimney, plumbed for washing machine and space for fridge/freezer. There is a purpose built booth dining area with

over fitted storage units. Access to rear into boot storage porch. Finished with LED spot lighting and laminate floor.

Stairs rise to the first floor landing where you can find four good size bedrooms, three double and an ample sized fourth, three with fitted wardrobes, to the master there is a en-suite double rain shower with metro tiling, hand wash and W.C. The second bathroom has stylish three piece suite with over shower, modern tiles, floating hand wash and push button WC. Access via ladder to loft used for storage or occasional room, boarded and with Velux window.

Externally to the front, you have a split level garden with raised patio's wrought Iron fencing with step to front, to the side is a laid lawn and pea gravel driveway offering off street parking. Secure double wrought Iron gates. The perimeter is walled and fenced along with hedge screening for privacy.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a stunning, extended, 4 bedroom family home complete with 2 sitting rooms as well as a spacious kitchen/Diner, 2 bathrooms and off road parking.

Rating authority
Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold