

Approx. Total Area: 99.9 m² ... 1076 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	
		70
		82

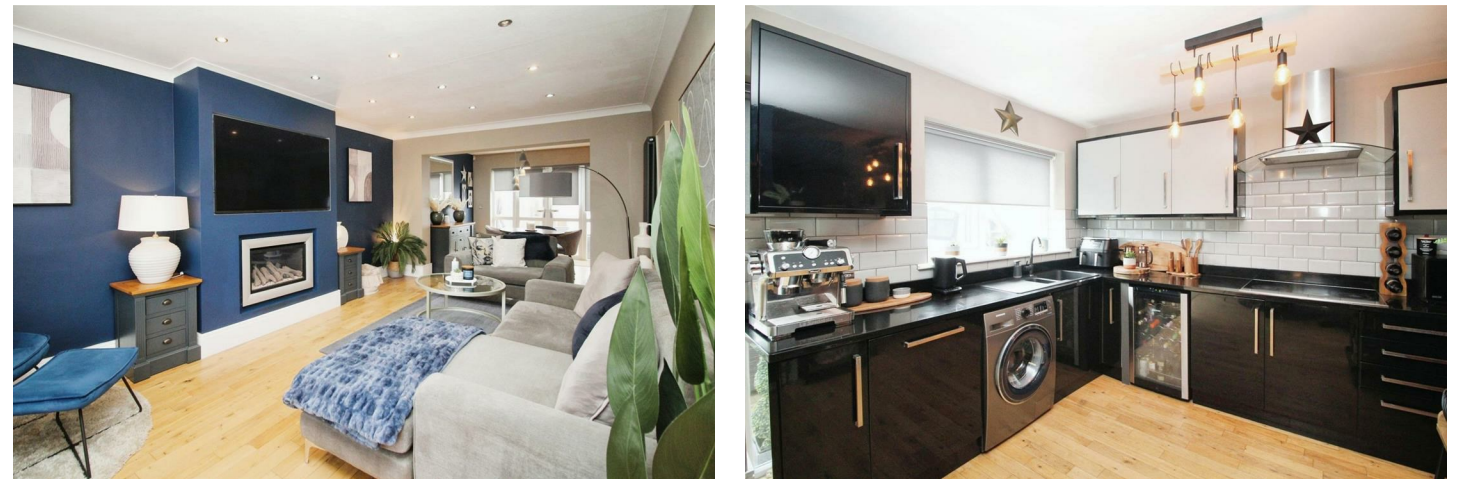
Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwstateagents.com



Directions

see mapping



Plumpton Drive, Bradford, BD2 1PJ
Offers Over £250,000

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.



Plumpton Drive, Bradford, BD2 1PJ

 2  4  2

**** 3/4 BEDROOM SEMI-DETACHED ****
DOUBLE STOREY REAR EXTENSION **
SUPERBLY PRESENTED ** HIGH QUALITY
THROUGHOUT ** STUNNING KITCHEN **
2 RECEPTION ROOMS ** 2 BATHROOMS **
DOUBLE GARAGE ** AMPLE PARKING **

The accommodation comprises: Front new composite door into the entrance hall, with modern panelled staircase, laminate flooring and access to guest bedroom 4/office. The spacious lounge has a media wall with a log effect living flame gas fire. There is a large picture window with timber venetian blinds allowing lots of natural light, feature painted wall with light décor, deep set skirting boards, cornice ceiling with recessed LED lighting, Industrial pendant lighting, Victorian cast Iron radiators, solid French Oak floor & open plan into dining kitchen.

The modern dining kitchen consists of a range of gloss black/white base & wall units, with black solid granite worktops, acrylic sink with mixer tap & metro tiled splashbacks. Integrated

brushed chrome double oven with Induction hob, & extractor over, integrated dishwasher, 2 x wine fridges and space for an American fridge/freezer. Ample space to accommodate a dining table & chairs. French doors with roller blinds open into the rear garden.

All three bedrooms are situated on the first floor alongside the family bathroom, the generous master benefits from modern panelled walls, Juliette balcony, fitted mirrored wardrobes, carpet flooring & well equipped en-suite shower room. Two further bedrooms all finished with light modern décor, carpet floor and wardrobes to bedroom 2. The family bathroom comprises of a three piece suite in white with deep fill jacuzzi tub, over rain shower in chrome, floating hand wash basin, push button w.c., finished with slate tiled walls & floor. border and chrome towel radiator. There is a velux window in the loft which could be developed further.

Externally there is a block paved drive to the front, side and rear with a modern gate to the side and detached double garage to the rear.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a superbly presented 3/4 bedroom semi detached property with a double storey extension, double garage and parking for 5 cars.

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold