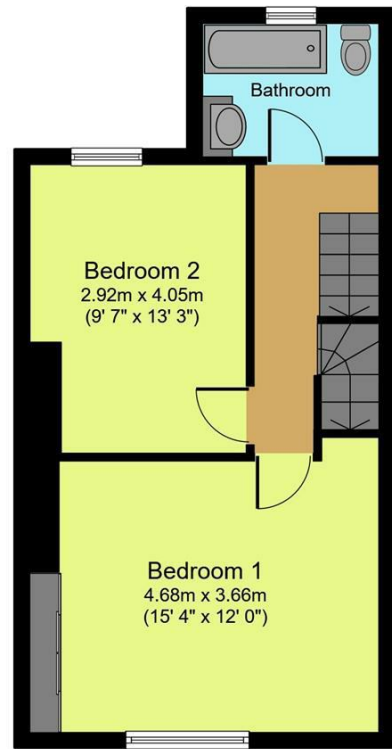
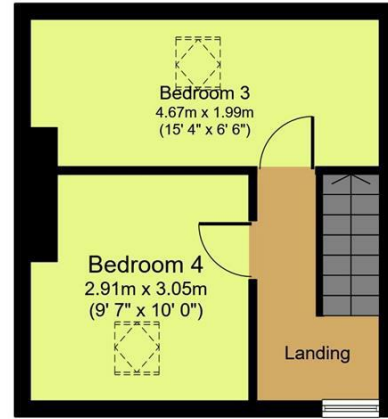


Ground Floor



First Floor



Second Floor

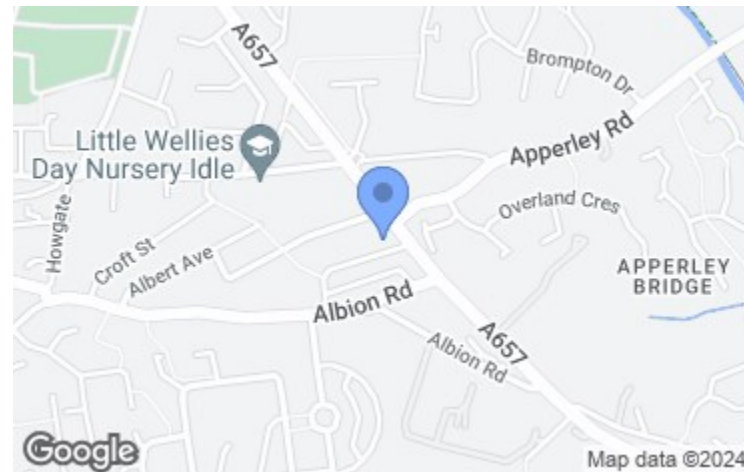
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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



Fourlands Road, Bradford, BD10 9TB
Offers In The Region Of £225,000

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.



Fourlands Road, Bradford, BD10 9TB



**** 4 BEDROOMS ** WELL PRESENTED ** SOUGHT AFTER LOCATION ** MODERN KITCHEN ** NO ONWARD CHAIN ** PARKING ** EXTENDED GARDEN ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ****

This is a well presented 4 bedroom terraced property, with an extended rear garden, in a much sought after location close to Idle village.

The property briefly comprises:- Access is through a uPVC door into the entrance hallway. From here you can enter both the living room, the kitchen/Diner as well as the stairs to the first floor landing.

The living room is bright and airy with its picture Bay window allowing an abundance of natural light to flow. There is cornice ceiling decor, dado rail, feature wood burner with Oak mantle and finished with carpet flooring.

The kitchen/diner is fitted with a range of wall and base units in a cream shaker style with contrasting "butchers block" work tops. There is a stainless steel sink with mixer tap, space for range style cooker, solid Oak flooring, ceiling spots, access to the rear

garden and utility room which houses an American style fridge/freezer plus the washer and dryer.

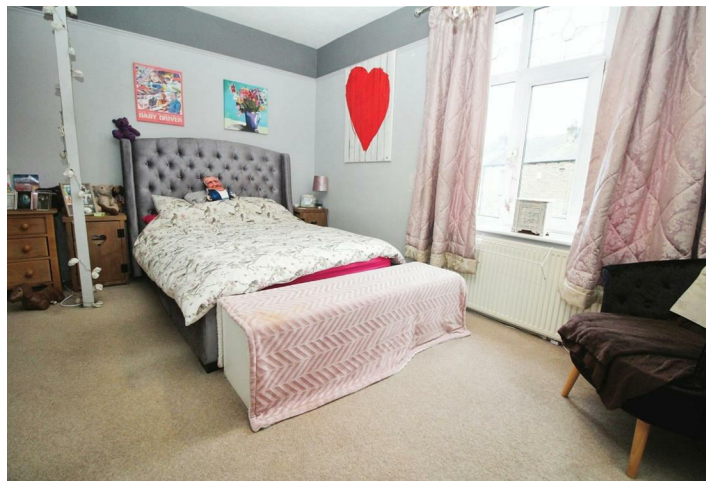
On the first floor you will find two double bedrooms (one with fitted wardrobes) and the family bathroom.

The bathroom comprises:- Three piece suite in white including "P" shaped bath with shower over, vanity sink unit and push button WC. There is white wall tiling with a decorative border and the room is finished with cushion flooring.

On the second floor there are a further two double bedrooms, both with velux windows.

Outside to the front there is parking for two vehicles. To the rear, the present owners have extended the garden which now has a patio and lawned area which is enclosed by a stone wall and timber fencing.

Gas central heating & uPVC glazed throughout.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a well presented 4 bedroom terraced property with an extended garden in a sought after location

Rating authority
Borough Council Tax Band B

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