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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		74	84
EU Directive 2002/91/EC			



**Viewing arrangements**

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

**Directions**

See Mapping.



**Myers Close, Bradford, BD10 9QG**  
**Offers In The Region Of £280,000**

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.



Myers Close, Bradford, BD10 9QG



**MODERN END TOWNHOUSE \*\* 4 BEDROOMS \*\* 3 BATHROOMS \*\* STUNNING KITCHEN \*\* ENCLOSED REAR GARDEN \*\* QUIET-CUL-DE-SAC \*\* EXCELLENT TRANSPORT LINKS \*\*** This immaculately presented end townhouse offers both space & style, situated in a popular residential location close to village amenities & reputable schools.

Set over 3 floors the accommodation comprises; Composite door into hallway gives access to Integral garage, kitchen/diner and guest w.c. with low flush toilet, vanity wash basin, stylish white radiator, ceramic floor and feature timber effect tiled splashback.

The modern kitchen is fitted with a range of Magnet Dove grey gloss base & wall units with contrasting white quartz work surfaces and Oak breakfast bar. Incorporating a ceramic under mount sink with mixer shower tap. Integrated brushed chrome, microwave, double oven, Induction hob, glass NY splashback and plasma extractor chimney. Integrated 50/50 fridge/freezer, washer & dishwasher. Recessed LED and pendant lighting. Rear door leads out to the garden.

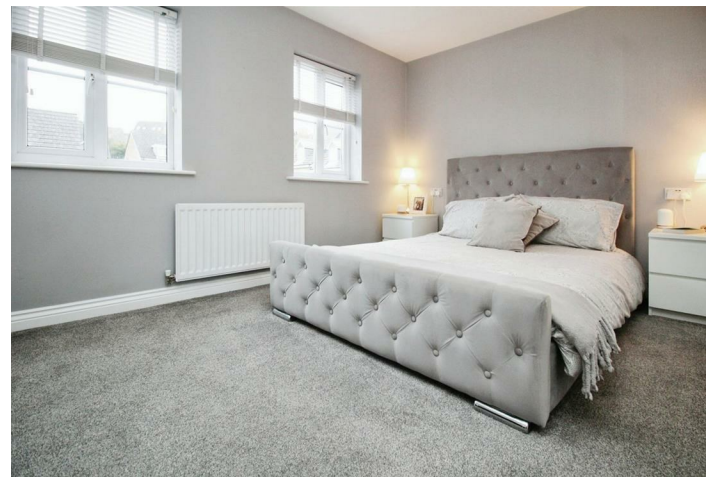
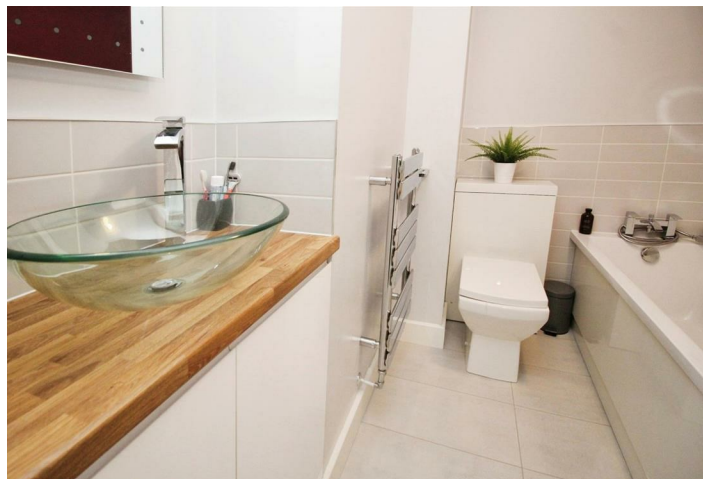
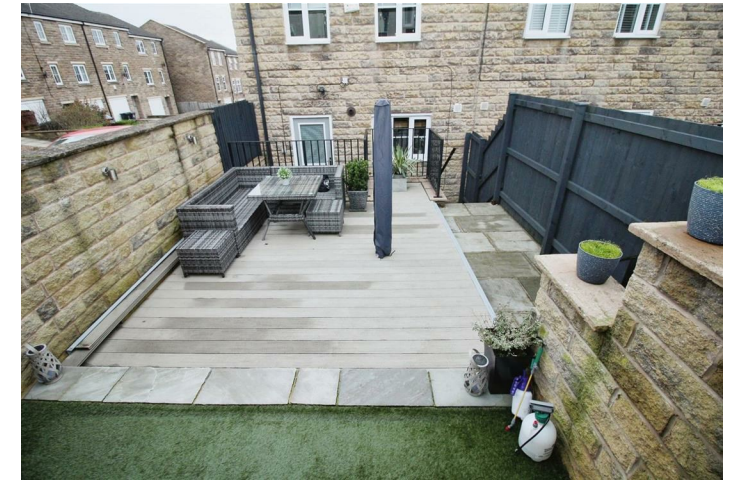
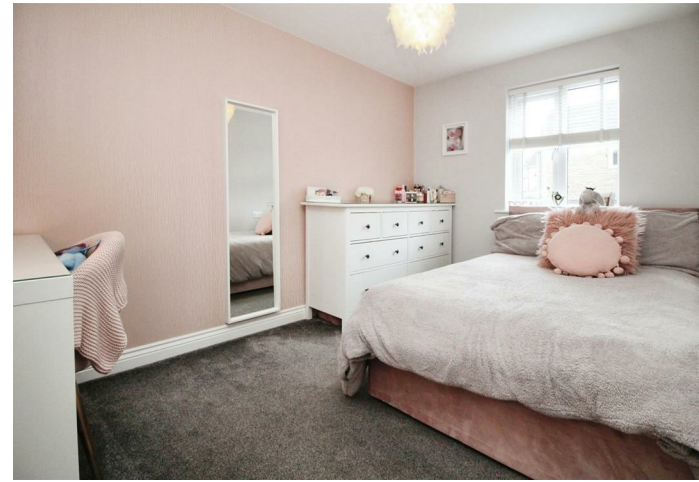
Stairs to 1st floor; Living room, bedrooms 3 & 4 and a family shower room.

The living room has neutral decor, feature papered wall and two windows offering plenty of natural light overlooking the front elevation.

Bedroom 3 is a good size double and the shower room is fitted with a white three piece suite, comprising: double shower tray, low flush W.C and vanity sink unit, white metro wall tiling & tiled floor.

Stairs to the 2nd floor landing; where you can find two more double bedrooms and a further modern bathroom with bath, glass sink bowl vanity unit & WC. The master has fitted Sharpe's wardrobes, an en-suite, which is fitted with an enclosed shower cubicle, low flush W.C, vanity sink unit & stylish tiled floor.

Externally, a block paved driveway for 2 cars leading to an Integral garage, to the rear is a private tiered garden, with Indian slate steps, wrought Iron balustrade, composite decking area, tap and rear gate leading to additional parking.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Immaculate 4 bedroom, 3 bathroom Family Home  
In a Sought After Location.

**Rating authority**  
Borough Council Tax Band

**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