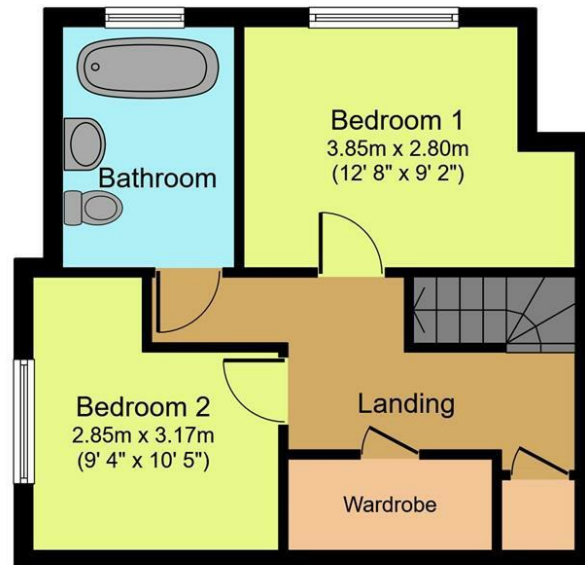


Ground Floor



First Floor

Created using Vision Publisher™



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	
		73	85



Directions

See mapping.



Viewing arrangements

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

Bolton Hall Road, Bradford, BD2 1QB
Offers In The Region Of £265,000

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.



Bolton Hall Road, Bradford, BD2 1QB



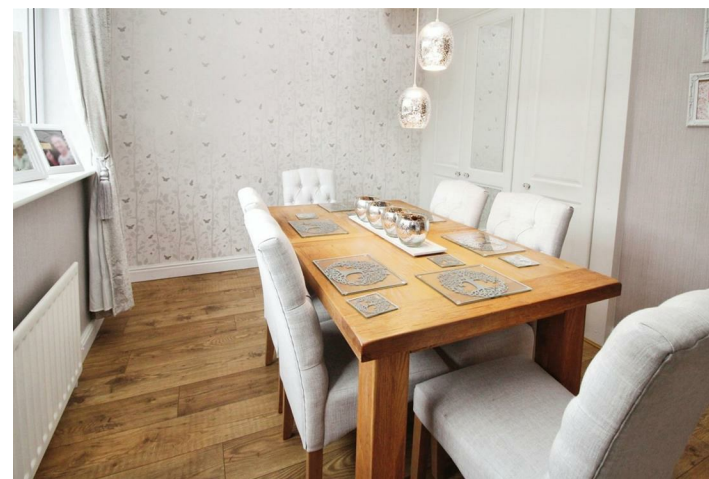
**** SEMI-DETACHED DORMA BUNGALOW**
**** 3/4 BEDROOM ** 2 RECEPTION ROOMS**
**** SPACIOUS LOUNGE + LOG BURNER ****
STUNNING BATHROOM ** MANICURED
REAR GARDEN ** Fully refurbished
 throughout this stunning home offers size with quality fittings, located in a popular residential area close to local schools and amenities.

The property briefly comprises; Side entrance into hallway, having oak laminate floor, access to all rooms and a glazed landing balustrade. The modern kitchen has a range of shaker style base & wall units in Ivory with square edge Ash worktops and splashbacks, porcelain sink & half with mixer tap hose. Integrated brushed chrome oven with gas hob, over extractor chimney, space for fridge/freezer and plumbed for washing machine. The spacious lounge has a feature papered chimney breast with inset log burner and oak wood mantel over, half bay picture window allow the natural light to flow. Finished with modern decor, wall lights and carpet floor. The dining room has oak laminate floor and French doors opening onto the rear

garden.

Ground floor second reception room/bedroom 3 has laminate floor, rear elevation window and fitted wardrobes. The ground floor shower room has a double cubicle shower, vanity hand wash basin and push button w.c. To the first floor is a landing with storage off, 2 further double bedrooms and a stylish house bathroom, having a freestanding roll top slipper bath tub with chrome waterfall hose taps, gloss grey concealed system W.C. and vanity hand wash basin, chrome ladder radiator, driftwood ceramic floor tiling and slate grey wall tiles with recessed storage.

Externally there is a front split level lawn garden with yorkshire stone walling, tarmac driveway leading to over sized detached garage. To the rear is a private garden offering, storage room, garden room, paved patio seating area, timber gazebo, laid lawn, good size composite decked seating area and summer house for those alfresco evenings with friends and family.



Train
your text here



Primary School
your text here



Secondary School
your text here

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Rating authority Borough Council Tax Band C	Tenure Freehold