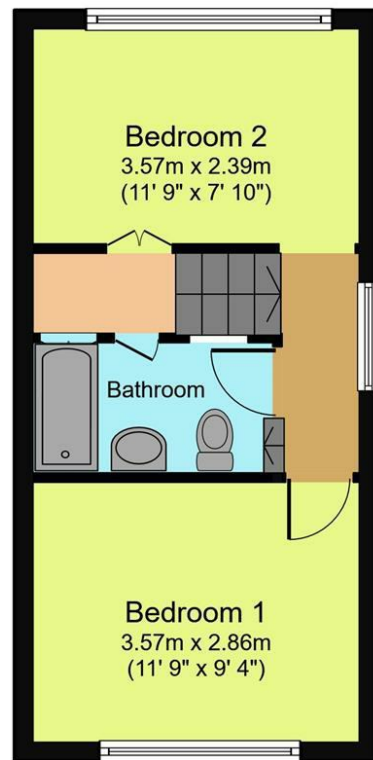
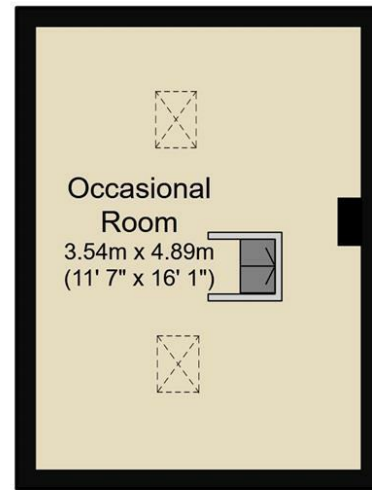


Ground Floor



First Floor



Second 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>81</b>

**Viewing arrangements**

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



**Directions**

See Mapping.



**Spinkwell Close, Bradford, BD3 0HD**  
**Offers In The Region Of £150,000**

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.



# Spinkwell Close, Bradford, BD3 0HD



**\*\* BEAUTIFUL AND STYLISH \*\* TWO BEDROOMS  
 \*\* END TOWNHOUSE \*\* OCCASIONAL LOFT ROOM  
 \*\* NO CHAIN \*\* MODERN KITCHEN \*\* SPACIOUS LOUNGE  
 \*\* LARGE PVCu PORCH/SUN ROOM \*\* MULTI-USE OUTBUILDING WITH BATHROOM \*\*  
 PARKING \*\* A MUST SEE PROPERTY BOOK A VIEWING TODAY!! AN IDEAL FIRST TIME BUYER HOME OR INVESTMENT.**

The property offers; Porch that gives access in to the kitchen, perfect for cloaks storage and those muddy boots. A spacious lounge with light décor benefits from spot lighting, laminate flooring and patio doors giving access to the rear elevation.

The kitchen comprises of a good range of matte, ivory base & wall units, inset stainless steel sink with mixer tap, integrated oven, gas hob with extractor over, matching worktops and resin splash back panelling. Plumbed for washer & space for fridge/freezer. There is a Worcester combi boiler and the room is finished with light grey laminate flooring.

Stairs rise to the first floor landing where you have two double bedrooms, both with laminate flooring. A pull down ladder gives access to the loft room. The loft room has ample room for a bed and other

furniture and comes complete with 2 velux windows and spot lighting. Ideal teenage den or 'man cave'.

The family bathroom is fully tiled and is fitted with a panelled bath, pedestal wash hand basin with mixer tap and low flush WC. The floor has matching tiles.

Externally the property benefits from off road parking to the front for 2 cars, a versatile outbuilding, ideal as a work space/storage or even additional living accomadation as there is an en-suite bathroom.

The bathroom comprises: panelled bath, pedestal sink, push button WC and is fully tiled both walls and floor with marble effect tiling.

To the rear there is a private, enclosed, garden which is laid to lawn.

**THIS IS A MUST SEE PROPERTY PROVIDING VERSATILE LIVING ACCOMMODATION WITH THE ADDED BENEFIT OF ADDITIONAL WORK SPACE ETC.**

Central heating and double glazing throughout.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> Ideal First Time Buyer Home Or Investment Property.</p> <p><b>Rating authority</b> Borough Council Tax Band A</p>	<p><b>Services</b> INDEPENDENT MORTGAGE &amp; 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.</p> <p><b>Tenure</b> Freehold</p>
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