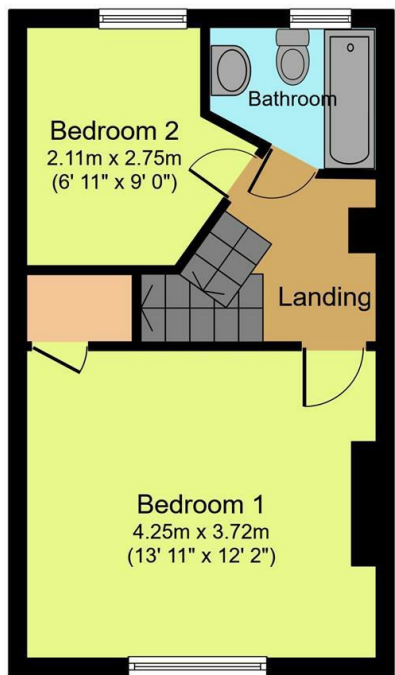
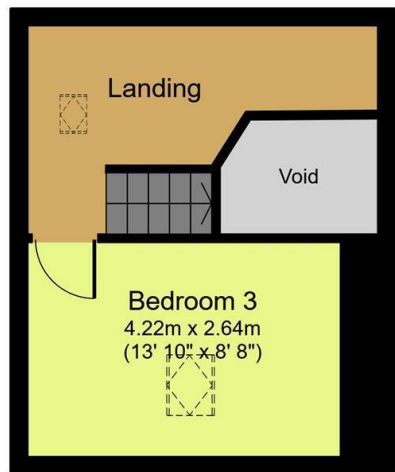


Ground Floor



First Floor



Second Floor

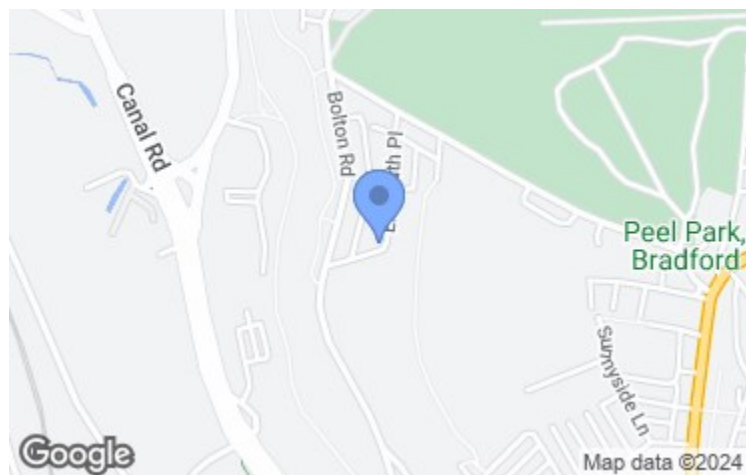
Created using Vision Publisher™



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 53                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

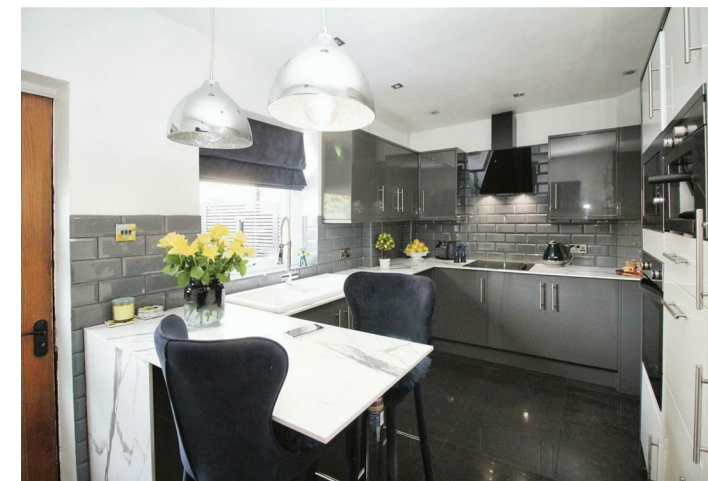
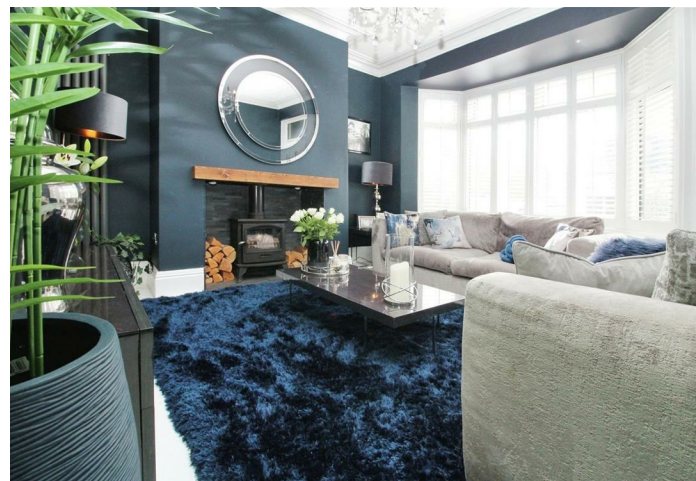
**Viewing arrangements**

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



**Directions**

See Mapping.



**Cranmer Road, Bradford, BD3 0NB**  
**£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.





Cranmer Road, Bradford, BD3 0NB

 1  3  1

**\*\* BEAUTIFUL STONE THROUGH TERRACE  
\*\* 3 BEDROOMS + OCCASIONAL ROOM \*\*  
MODERN KITCHEN & BATHROOM \*\*  
IDEAL FIRST TIME OR FAMILY HOME \*\*  
PRIVATE REAR GARDEN \*\* POPULAR  
LOCATION \*\*** This stunning home offers spacious accommodation situated close to the city centre and surrounded by a wealth of local amenities & handily positioned for schools & transport links.

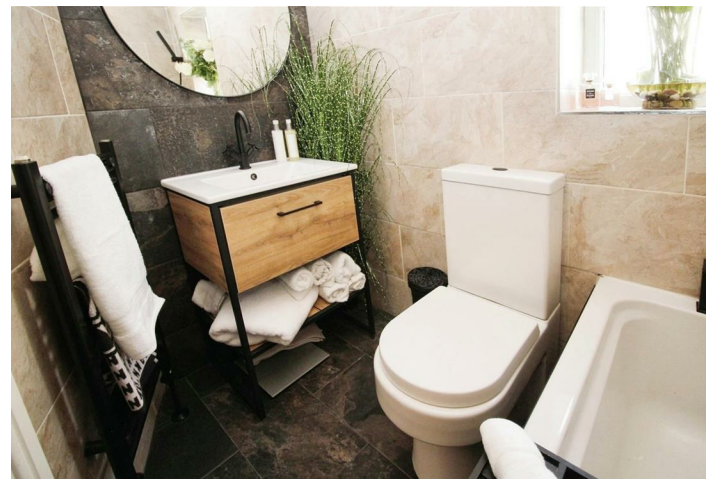
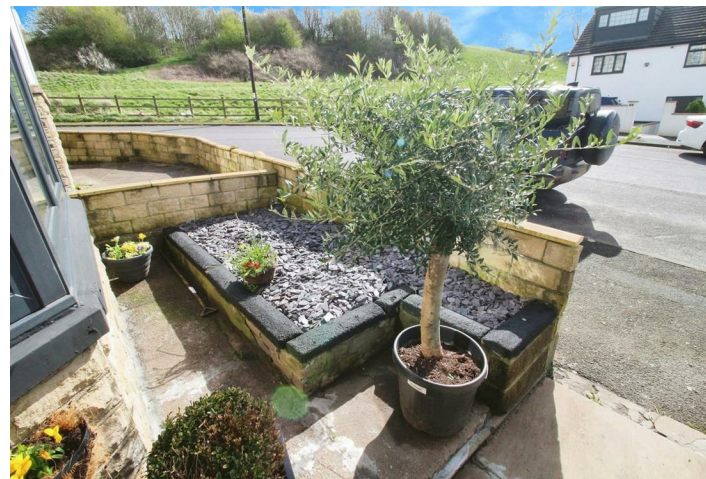
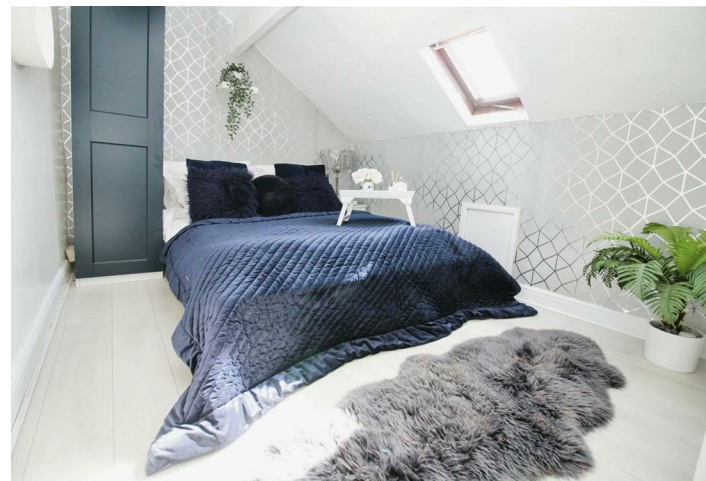
Entrance via new composite door into the spacious modern lounge with painted walls, bay window with custom fit plantation timber shutters, open chimney breast with slate tiled back & hearth, oak wood mantel and inset log burner, deep set ceiling cornice and skirting boards and finished with high gloss laminate flooring. The contemporary breakfast kitchen has a two tone range of gloss Grey/white base and wall units with square edge marble vein solid worktops, porcelain sink with mixer hose tap, grey bevelled splash back tiling and matching breakfast bar with over industrial lighting. Integrated brushed chrome oven,

microwave, Bean to Cup Coffee Machine, halogen hob, extraction chimney, integrated 50/50 fridge/freezer & washer. Finished high gloss porcelain ceramic floor tiles, recessed LED lights and oak door opening onto rear garden.

Staircase leads up to the first floor rooms, the double master bedroom has feature papered and panelled walls with fitted wardrobes and parquet oak flooring. Bedroom two is ample size with space for furniture. The Family bathroom comprising bath tub with black mixer tap & hose, low flush W.C, vanity hand wash basin with over vanity mirror and fully tiled marble & slate walls and floor.

Bedroom 3 is on the second floor alongside the occasional room, bedroom 3 has modern décor, wardrobes, eves storage and velux window, finished with white laminate floor.

Externally there is a yard to the front , private rear garden which has concrete pathway, timber decked patio seating area, slatted fence panels for a modern low maintenance feel, Ideal for those summer barbeques.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Simply Stunning, Ideal First Home Or For A Growing Family, Ready To Move In.

Rating authority  
Borough Council Tax Band A

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