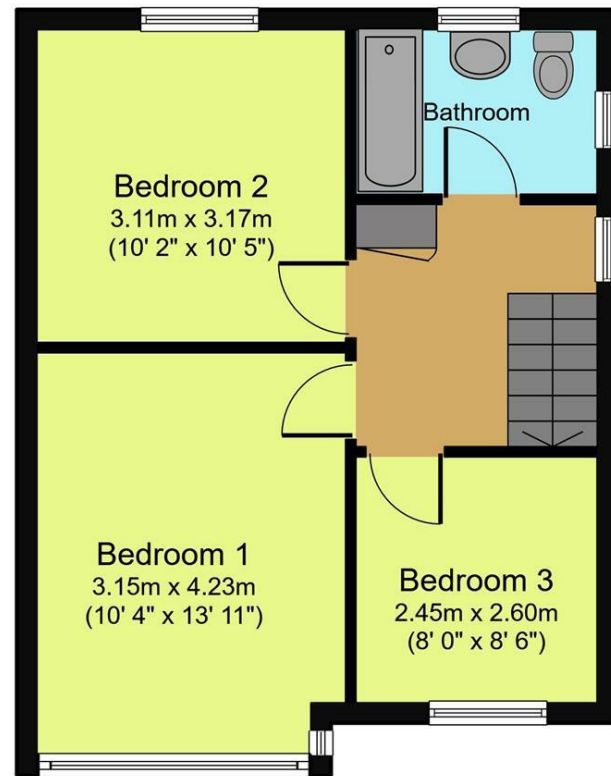




Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</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>			
EU Directive 2002/91/EC			
		<b>71</b>	

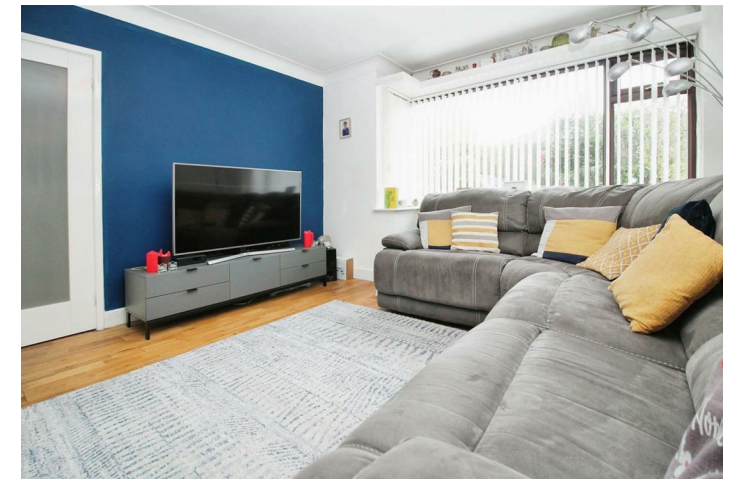
**Viewing arrangements**

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



**Directions**

see mapping



**Robin Close, Bradford, BD2 2EZ**  
**Offers In The Region Of £220,000**

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.





# Robin Close, Bradford, BD2 2EZ



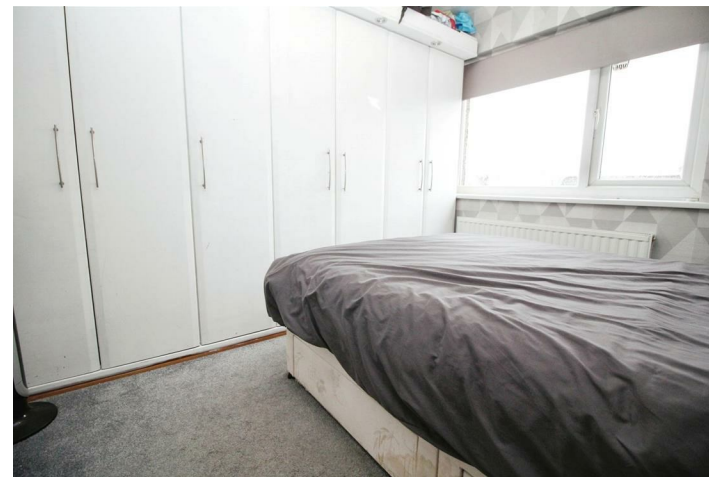
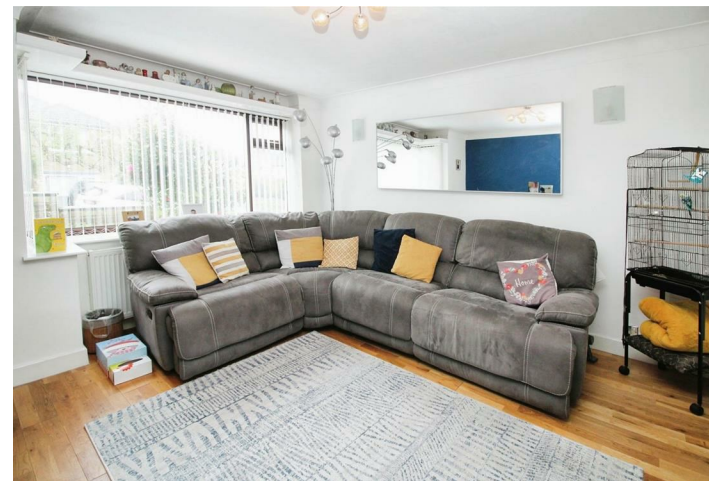
**\*\* SEMI-DETACHED \*\* IMMACULATE \*\* 3 BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\* SOUGHT AFTER LOCATION \*\* QUIET CUL-DE-SAC \*\* AMPLE PARKING \*\* CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES \*\***

This is an immaculately presented 3 bedroom semi-detached property with a modern kitchen & bathroom in a much sought after location, close to good schools and local amenities.

The property briefly comprises:- Access is through a uPVC door into the elegant entrance hallway which has a dado rail with feature panelling below, complementary wallpaper, ceiling spots, under stairs storage and finished with Oak flooring.

The living room is awash with natural light thanks to the half Bay window, has cornice ceiling decor, frosted glass sliding doors leading to the dining room and is finished with Oak flooring.

The kitchen is fitted with a range of wall and base units in gloss grey with contrasting dark work tops and white metro style splash back tiling. There is a gas hob with extractor over, integrated double



oven and washing machine, stainless steel sink with mixer tap, space for a fridge/freezer, breakfast bar and is finished with Oak flooring. The spacious dining room has patio doors leading to the garden, vertical radiator, neutral decor and is finished with Oak flooring.

Upstairs you will find a spacious landing with loft access, three bedrooms, two of which are doubles, both with fitted wardrobes and a further single, alongside the family bathroom.

The bathroom comprises:- three piece suite in white including panelled bath with rain shower over, vanity sink unit, push button WC, stylish radiator, with walls and floor fully tiled.

Outside to the front there is a garden with a lawn and well stocked borders as well as the private driveway providing off road parking for two cars leading to the detached garage. To the rear there is a private garden with Indian sandstone patio, lawn and raised planters, all enclosed with timber fencing.

**A MUST SEE PROPERTY!!!**



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

### Fixtures & fittings

This is an immaculate 3 bedroom semi-detached property with a modern kitchen & bathroom in a sought after location close to good schools and local amenities.

Rating authority  
Borough Council Tax Band C

### Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold