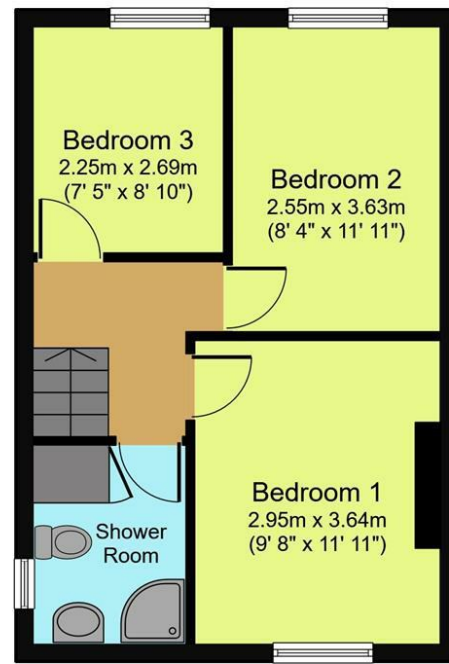


Ground Floor



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	
		85
	71	



Directions

see mapping



Viewing arrangements

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

Musgrave Drive, Bradford, BD2 3JZ
Offers In The Region Of £165,000

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.



Musgrave Drive, Bradford, BD2 3JZ



**** SEMI-DETACHED ** 3 BEDROOMS ** CORNER PLOT ** AMPLE ROOM TO EXTEND (subject to pp) ** LARGE REAR GARDEN ** MODERN BATHROOM ** QUIET CUL-DE-SAC ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES **** This is a lovely 3 bedroom semi-detached property on an enviable corner plot, encompassing a large rear garden, providing ample space to extend (subject to pp).

The property briefly comprises:- Access is through a uPVC door into the entrance vestibule which leads into the living room. The living room is light and airy with its light décor and has a feature living flame gas fire with Adams style surround and marble hearth and back.

The kitchen is fitted with a range of wall and base units in Oak with contrasting white work tops and complementary splash back tiling. There is an integrated fridge/freezer and oven with extractor over, a stainless steel sink with mixer tap, plumbing for a washing machine, access to the rear sun room, guest W.C .and is finished with cushion flooring.

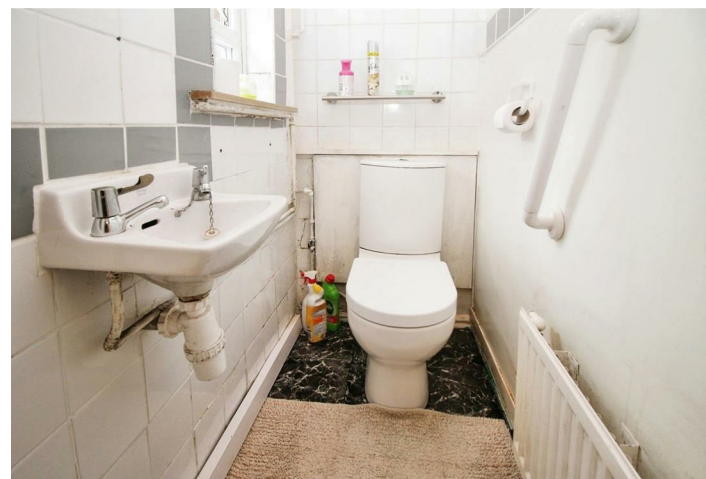
All 3 bedrooms are on the first floor along side the shower room, Bedroom 1 has fitted wardrobes,

light décor and fitted carpet, bedrooms 2 & 3 are both ample size and have space for bedroom furniture. The bathroom has a 3 piece suite with curved shower cubicle, gloss white vanity hand wash and push button W.C. Part tiled and cushion floor.

One of the highlights of this property is the beautiful front garden, enclosed by a wrought iron fence and gate, adorned with mature plants and paved pathways. The rear of the house opens up to a large corner plot private garden, featuring laid lawn, well-maintained borders, greenhouse, and outside storage sheds. The boundaries are defined by timber and Yorkshire dry stone walls, adding character and privacy to this outdoor oasis.

Whether you're a green-fingered enthusiast looking to cultivate your own garden paradise or simply seeking a tranquil space to unwind after a long day, this property offers endless possibilities.

BOOK YOUR VIEWING EARLY!!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a 3 bedroom semi-detached property on a superb corner plot with a larger than average garden with ample room to extend (subject to pp)

Rating authority
Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold