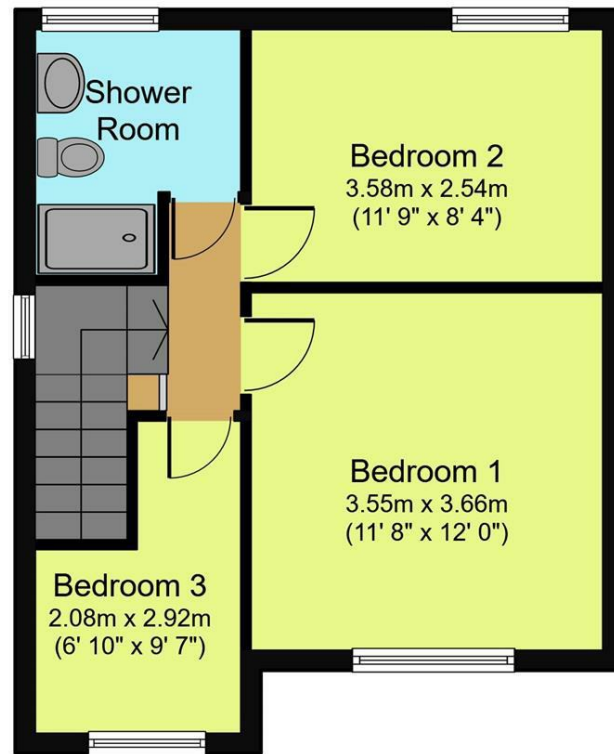


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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.



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 Road, Bradford, BD2 4HP
Offers In The Region Of £170,000**



Bolton Road, Bradford, BD2 4HP



Semi-Detached ** Three Bedrooms ** Modern Bathroom ** Spacious Kitchen ** Open plan Lounge **

Welcome to this charming 3-bedroom semi-detached house located on Bolton Road in Bradford.

This property boasts a spacious open plan lounge with a stylish marble fireplace, perfect for cosy evenings by the fire. The lounge features a coved ceiling, a large picture window with blinds, and elegant grey ash laminate flooring.

The kitchen has a range of modern beech fitted units, stainless steel appliances, mosaic splashbacks, and a tiled floor. The kitchen provides easy access to the side garden, making it convenient for outdoor dining or entertaining.

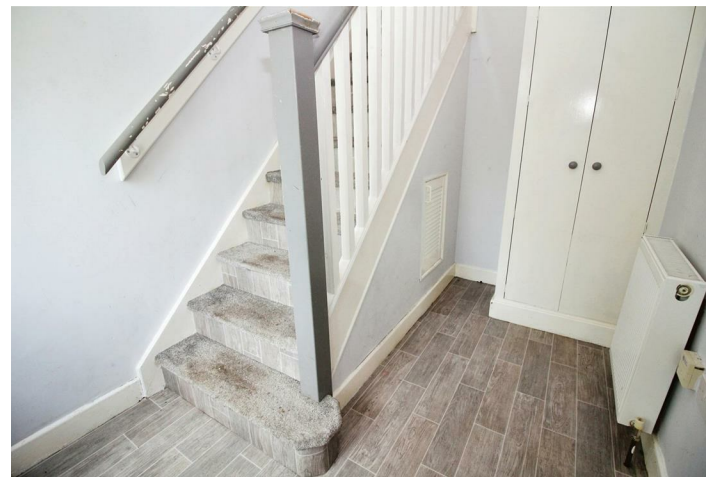
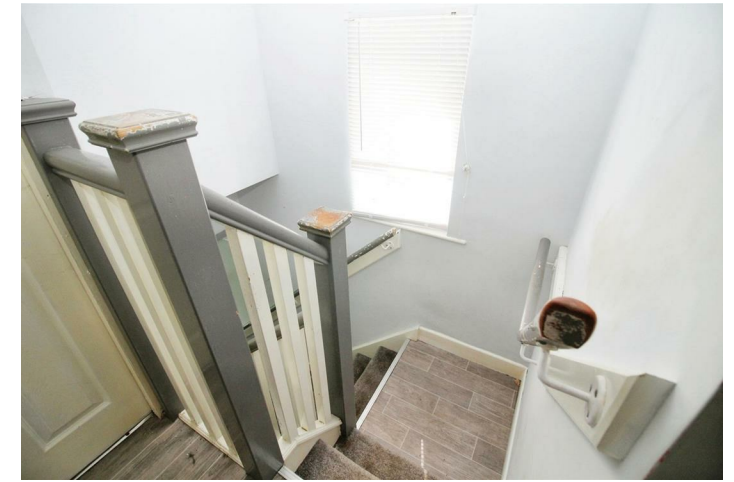
Upstairs, you will find three well-appointed bedrooms. The master bedroom offers fitted sliding robes for ample storage space, while the second bedroom is a comfortable double. The third bedroom is a good size and also features

fitted storage, ideal for keeping the space clutter-free.

The bathroom in this property is a luxurious retreat, featuring a double cubicle shower, a push-button WC, and a sleek gloss white vanity unit with a porcelain bowl and waterfall chrome tap. The walls are adorned with mosaic tiles, adding a touch of elegance to the space, while the cushion flooring provides both style and comfort.

Outside, this property offers a garden to the front and rear, with a lawn at the front and a concrete drive at the rear with parking for several vehicles and a detached garage. This home is perfect for a growing family.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Ideal family Home.....</p> <p>Rating authority Borough Council Tax Band C</p>	<p>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.</p> <p>Tenure Freehold</p>
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