

TOTAL FLOOR AREA : 1411 sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		48	
(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



Bradford Road, Bradford, BD10 8SN
Offers In The Region Of £330,000

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.



Bradford Road, Bradford, BD10 8SN



**** DETACHED ** VERY WELL PRESENTED **
3/4 BEDROOMS ** 2 RECEPTION ROOMS ** 2
BATHROOMS ** STUDIO/ANNEXE ** AMPLE
PARKING ** LARGE PRIVATE GARDENS **
CLOSE TO GOOD SCHOOLS AND LOCAL
AMENITIES ****

This is a very well presented 3/4 bedroom detached family home with the added benefit of a partially converted double garage, now comprising of a first floor studio flat and a ground floor games room/gym/office etc which could easily be converted to a full annexe.

The property briefly comprises:- Access is through a uPVC door into the entrance hallway which leads to both reception rooms. The living room is a lovely light room thanks to its dual aspect windows and also features cornice ceiling decor, a dado rail and is finished with laminate flooring. The second reception room, which has previously been used as a fourth bedroom has a feature papered wall, living flame gas fire with decorative surround, granite insert & hearth, cornice ceiling decor and solid Oak flooring.

The kitchen is fitted with a range of wall & base



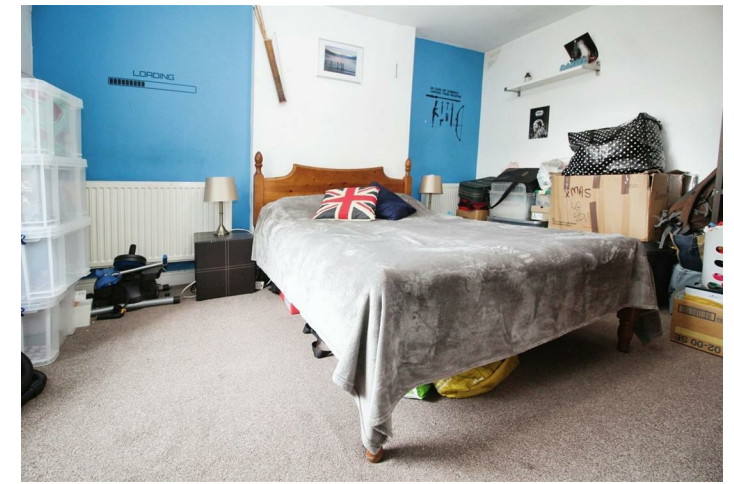
units in a cream shaker style with "butchers block" effect work tops and complementary tiled splash backs. There is an integrated oven & dishwasher, gas hob with extractor over, ss sink with mixer tap, plumbing for a washing machine, ample space for a fridge/freezer & dining furniture, finished with tiled flooring.

There is also a downstairs, fully tiled shower room, comprising shower cubicle, pedestal sink and push button WC. as well as access to the cellar.

Upstairs you will find 3 bedrooms, 2 of which are doubles and a further, generous single. Bedroom 1 has fitted wardrobes. There is also a study area as well as the family bathroom.

The bathroom comprises:- Three piece suite in white including panelled bath, pedestal sink and push button WC.

Outside there are extensive gardens with lawn, patio & mature planting, parking for 6 cars and a partially converted double garage, currently a first floor studio flat and ground floor games room/gym/office.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a 3/4 bedroom detached family home with a converted garage, currently providing a games room + first floor studio with ample parking and a large garden which is presented to a high standard.

Rating authority
Borough Council Tax Band D

Services

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

Tenure
Freehold