



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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	



**Directions**

See Mapping.



**Viewing arrangements**

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

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

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.



Robin Close, Bradford, West Yorkshire BD2 2EZ



3 GOOD SIZED BEDROOM \*\* SEMI-DETACHED \*\* WELL PRESENTED HOME \*\* MODERN KITCHEN/DINER \*\* STYLISH BATHROOM \*\* SOUGHT AFTER LOCATION \*\* QUIET CUL-DE-SAC \*\* AMPLE PARKING \*\* Sought after location, close to good schools and local amenities.

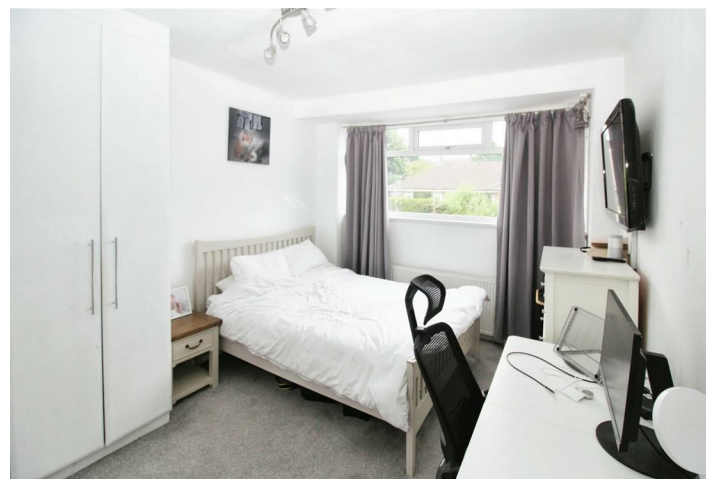
The property briefly comprises:- Access is through a composite door into the elegant entrance hallway which has a light décor, grey ash laminate floor, under stairs storage and carpet stairs with spindled balustrade. The living room is awash with natural light thanks to the half Bay window, has cornice ceiling, glazed French doors into kitchen, feature fire place with inset brushed chrome gas fire and finished with grey carpet flooring.

The kitchen is fitted with a range of modern base & wall units in Ivory with contrasting square edge work tops, inset stainless steel sink with mixer tap and ceramic tiled splash backs. Integrated oven, halogen hob with over head extraction chimney. Plumbed for dishwasher,

washing machine and pantry housing fridge/freezer. Dining area for table and chairs with PVCu French doors leading to rear patio decking. Finished with recessed LED and laminate floor.

Upstairs you will find a spacious landing with loft access, pull down ladder upto boarded loft. All three bedrooms are on the first floor, two of which are doubles, bedroom 1 has fitted wardrobes and a further good sized single. The bathroom comprises:- three piece suite in white , deep fill bath tub with rain shower over and splash screen, hand wash pedestal, push button W.C, stylish chrome ladder radiator and finished with fully tiled walls and floor.

Outside to the front there is a garden has artificial lawn, planted borders, private driveway providing off road parking for two cars leading to the detached garage. To the rear there is a private garden with raised timber decking & balustrade, step to low artificial grassed area. Enclosed with timber fencing. and stone walling.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Well presented Family Home In A Quiet Location.....

Rating authority  
Borough Council Tax Band C

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