

Ground Floor

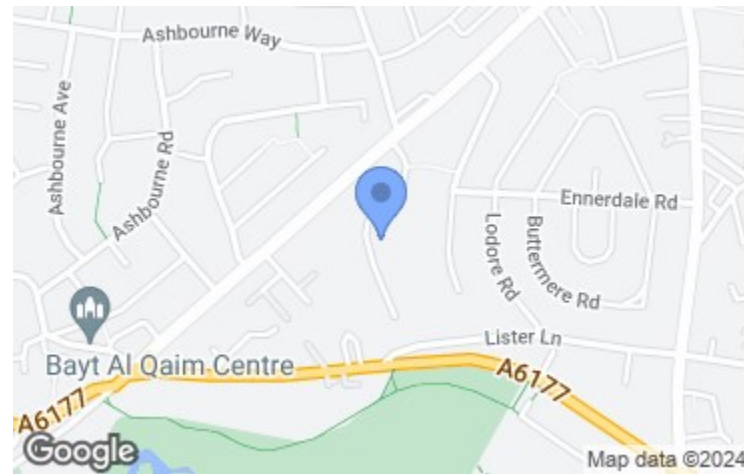
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| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

Viewing arrangements

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



Directions

See Mapping.



Derwent Road, Bradford, West Yorkshire BD2 4HR
Offers In The Region Of £160,000

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.



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**** TWO BEDROOMS ** SEMI-DETACHED BUNGALOW ** SPACIOUS LOUNGE & KITCHEN ** FRONT & REAR GARDENS ** OFF ROAD PARKING **** Located in the popular area just off of Bolton Road close to a wealth of amenities including direct bus routes, reputable schools and shops.

Property briefly comprises; Front and side entrance, side entrance porch into kitchen. The spacious lounge has large half bay picture window allowing plenty of natural light to flow in, cornice ceiling, feature timber surround with inset living flame fire with marble façade and finished with carpet flooring. The kitchen consists of light oak base and wall units with complimentary work surfaces, gas cooker with overhead extraction hood, stainless steel sink and mixer tap and ceramic tiled splash backs and flooring.

The main bedroom is a double with light furnishings, room for wardrobe and cupboard storage, rear elevation window and central heating radiator. The second bedroom is also a

double with double walk-in wardrobes and carpet flooring. The house bathroom comprises of a three piece suite, bath tub with overhead shower, hand wash pedestal and W.C. Finished with fully tiled walls and floor.

Externally the property benefits from a concrete driveway providing space for parking and mature planted front garden with lawn. To the rear is a split level cottage garden with an array of mature tree's, flowers and plants, timber storage shed and a lean to summer room with addition timber storage.

UPVC Double Glazed and Central Heating.

Viewings Highly Recommended!!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Delightful 2 bedroom bungalow, Ideal first home or down sizing.

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