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| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         | <b>57</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 |           |           |

**Viewing arrangements**

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



**Directions**

see mapping.



**Ravenscliffe Avenue, Bradford, BD10 0HX**  
**Offers In The Region Of £135,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.





**\*\* BEAUTIFUL SEMI-DETACHED HOME \*\* 3 BEDROOMS \*\* DOWNSTAIRS W.C. \*\* LARGE REAR GARDEN \*\* OFF ROAD PARKING \*\*** Well presented 3 bedroom semi-detached home is an Ideal first home or for the growing family, set in an excellent location, close to local amenities, bus, train and schools.

The property briefly comprises:- Entrance is through front composite doors, or side entrance door where the down stairs W.C is located along with storage area. The front door leads into entrance vestibule leading to first floor bedrooms, lounge and has a gas wall heater.

The lounge has a feature marble fire surround with an inset living flame gas fire, light décor, stylish lighting and finished with carpet flooring. The kitchen is fitted with a range of base & wall units in beige with oak trim, complimentary work surface with inset stainless steel sink and tiled splashback. Free standing cooker with over extraction chimney, plumbed for washer, space for fridge/freezer and finished with carpet flooring.

On the first floor landing is access to boarded loft with drop down ladder and access to 3 bedrooms, bedroom 1 with sliding mirrored wardrobes and bedroom 2 with walk-In storage, as well as a good sized single room. The bathroom has a 3 piece suite with bath tub, pedestal hand wash sink unit and W.C. part tiled and cushion flooring.

Outside to the front is a tarmac driveway with timber gates and fencing, side lawn with paved and gravelled planting area. To the side is artificial turf with 2 storage shed, to the rear is a large split level private garden with paved side patio area, artificial lawn, timber path with timber railing leading to lower level garden again with artificial turf, timber boundary fencing and a lovely split level planted area with an array of tree's shrubs and flowering plants.

Double Glazed with New Composite Doors & Gas Wall Heaters.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

|  |   |
|--|---|
| <p>Fixtures &amp; fittings<br/>Ideal family Home In A popular Location.....</p> <p>Rating authority<br/>Borough Council Tax Band</p> | <p>Services<br/>INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p>Tenure<br/>Freehold</p> |
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