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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		73	86
EU Directive 2002/91/EC			



Viewing arrangements

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

Directions

see mapping



Stone Hall Road, Bradford, West Yorkshire BD2 2EJ
Offers Over £245,000

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.



Stone Hall Road, Bradford, West Yorkshire BD2 2EJ



**** LARGE PERIOD TERRACE ** FOUR DOUBLE BEDROOMS ** IMMACULATE ** DINING KITCHEN ** TWO MODERN BATHROOMS ** REAR GARDEN ** POPULAR VILLAGE LOCATION** OPEN ASPECT TO THE FRONT ** PERMIT PARKING TO THE FRONT ****

This larger than average, stone terrace property, offers both space a style in abundance with accommodation set across three floors!! The property sits opposite a grassed parkland & within close proximity to a wealth of local amenities as well as good schools.

The accommodation briefly comprises:- Entrance hall, spacious lounge with feature fireplace, attractive fitted floor to ceiling alcove storage, large picture window allowing lots of natural light to flow, complemented by light neutral decor. The dining kitchen consists of a range of base and wall units in white with complementary work surfaces incorporating a breakfast bar, ceramic sink with mixer taps & tiled splash backs. Freestanding oven with over head extractor hood, washing machine, dishwasher & space for a fridge freezer. The dining area benefits from an electric "log burning" effect stove, alcove storage & ample space for dining

furniture, glazed door opening out into the rear garden.

Two large double bedrooms situated on the first floor, the master benefits from a wall of fitted wardrobes and under stairs storage. Bedroom two is currently used as a home office/additional reception room. The first floor bathroom comprises of a three piece suite in white, vanity wash basin, bath with shower over, chrome towel rail, part tiled and cushion flooring.

Two further bedrooms are situated on the second floor, both generous doubles and benefit from fitted storage, with additional storage on the landing. The second floor bathroom consists of a three piece suite in white with chrome fittings & finished with a contemporary range of tiling.

Externally the property benefits from an enclosed lawn garden to the rear.

A MUST VIEW TO APPRECIATE THE SIZE OF THE ACCOMMODATION ON OFFER HERE!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a large period terraced property with 4 double bedrooms and 2 modern bathrooms, located opposite a park in a popular residential area.

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold