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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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		

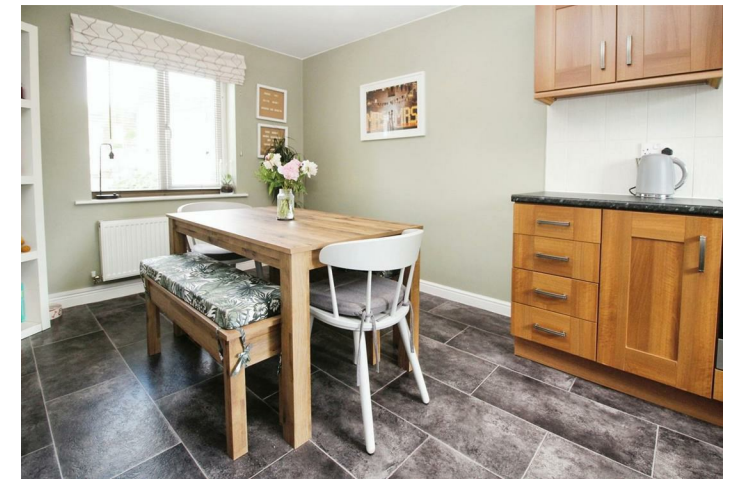


Viewing arrangements

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

Directions

see mapping



Oswin Gardens, Bradford, BD2 1DN
Offers Over £285,000

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.



**** 4 BEDROOMS ** DETACHED ** 2 MODERN BATHROOMS ** IMMACULATE PROPERTY ** MODERN KITCHEN ** BEAUTIFUL GARDEN ** FANTASTIC TRANSPORT LINKS ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ** SOUTH FACING GARDEN **** This wonderful 4 bedroom detached property is presented to the highest standard and has fantastic transport links, being just a short walk to Frizinghall train station, making it ideal for commuting into Bradford, Leeds, Skipton and beyond.

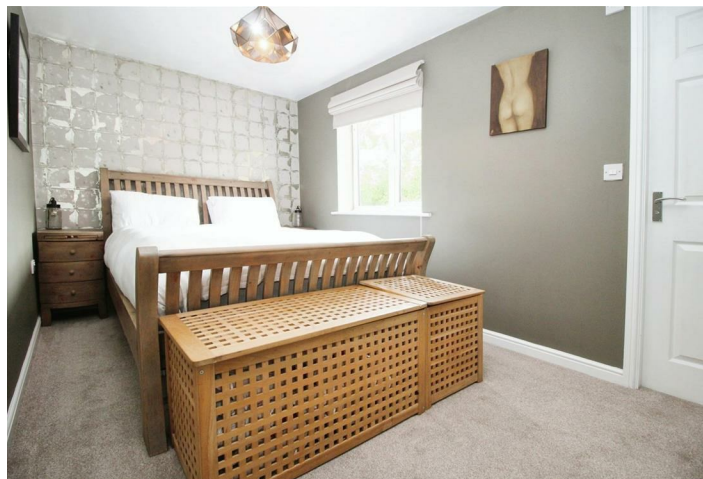
The property briefly comprises:- Spacious entrance hallway with feature floor tiling leads to all downstairs rooms. The living room is particularly bright and airy with its dual aspect windows, stylish decor and light carpet flooring. The kitchen is fitted with a range of wall and base units in a Teak shaker style with dark work tops and contrasting white splash back tiling. There is an integrated oven, gas hob with extractor over, stainless steel sink with mixer tap, ample space for a fridge/freezer & dining furniture and finished with luxury cushion

flooring.

A guest cloakroom and utility room with plumbing for a washing machine & dishwasher finishes off the downstairs living accomadation.

Upstairs you will find the 4 bedrooms (1 en-suite) and the family bathroom. The family bathroom comprises:- 3 piece suite in white including panelled bath, vanity sink unit, push button WC, part tiled and finished with cushion flooring. The en-suite to bedroom 1 comprises:- shower cubicle, pedestal sink, pushbutton WC, airing cupboard and finished with cushion flooring. Of the 4 bedrooms, 3 are doubles, one of which is currently used as an office, the fourth is a generous single which is currently used as a dressing room.

Outside to the front, there is garden which is laid to lawn with a selection of evergreen shrubs as well as a driveway providing off road parking for 2 cars. To the rear there is a beautiful south-facing, enclosed garden with decking, patio, lawn and an array of well stocked borders with a variety of planting.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is an immaculate 4 bedroom detached property just a short walk form Frizinghall train station located in a quiet cul-de-sac.

Rating authority
Borough Council Tax Band D

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