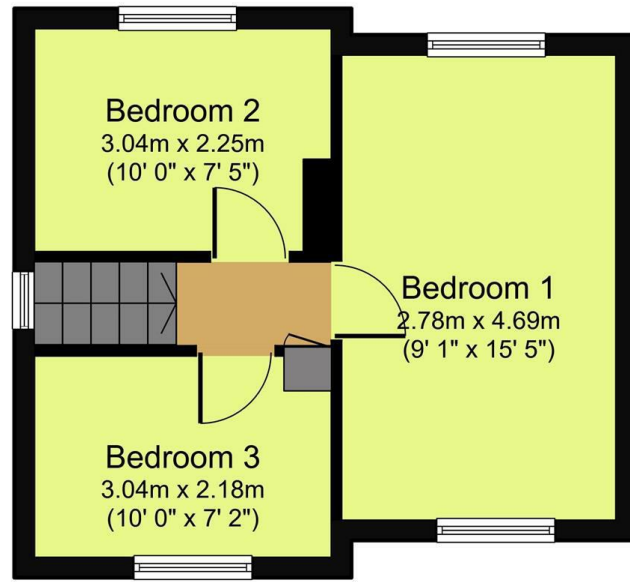


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(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



Ashbourne Garth, Bradford, BD2 4EA
Offers Over £135,000

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.



Ashbourne Garth, Bradford, BD2 4EA



**** SEMI-DETACHED ** 3 BEDROOMS **
 NEW KITCHEN ** MODERN BATHROOM **
 PARKING FOR 2 CARS ** NEW CARPETS
 AND DECOR ** QUIET CUL-DE-SAC **
 CLOSE TO GOOD SCHOOLS AND LOCAL
 AMENITIES ** WELL PRESENTED ****

This is a 3 bedroom semi detached property with a new kitchen, modern shower room (on the ground floor), new carpets and newly decorated throughout.

The property briefly comprises:- Access is through a new uPVC door into the newly fitted kitchen at the rear of the house.

The kitchen is fitted with a range of wall and base units in light grey with matching work tops. There is a stainless steel sink with mixer tap, a free standing cooker with extractor over, plumbing for a washing machine, a useful pantry and is finished with cushion flooring.

The living room is bright and airy thanks to its dual aspect windows allowing an abundance of

natural light to flow through. There is a feature open fire place with granite surround and stone hearth, some alcove storage, wall lighting and is finished with carpet flooring.

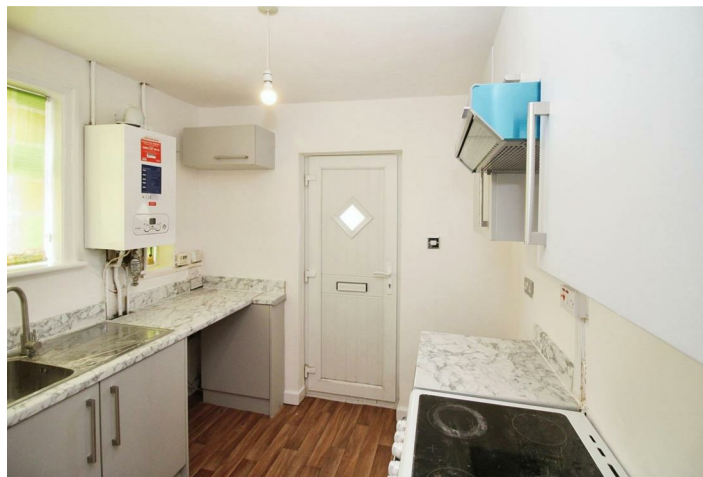
The downstairs shower room comprises:- double shower cubicle, pedestal sink, push button WC, partially tiled walls and finished with floor tiling.

Upstairs you will find the three bedrooms all of which have a light decor and matching new carpets throughout.

Outside to the front there is off road parking for 2 cars and to the rear there is an enclosed garden which is laid to lawn and a patio area.

GAS CENTRAL HEATING AND uPVC DOUBLE GLAZED.

THIS PROPERTY IS SURE TO APPEAL TO A WIDE VARIETY OF BUYERS AND DEMAND WILL BE HIGH, SO BE SURE TO BOOK YOUR VIEWING EARLY TO AVOID DISAPOINTMENT!!!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a well presented 3 bedroom semi-detached property with a new kitchen, new carpets and decor, with off road parking, in a quiet cul-de-sac and located close to good schools and local amenities.

Rating authority
Borough Council Tax Band A

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