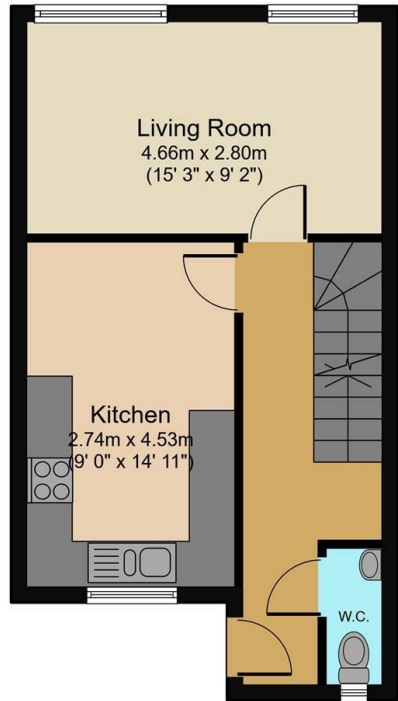
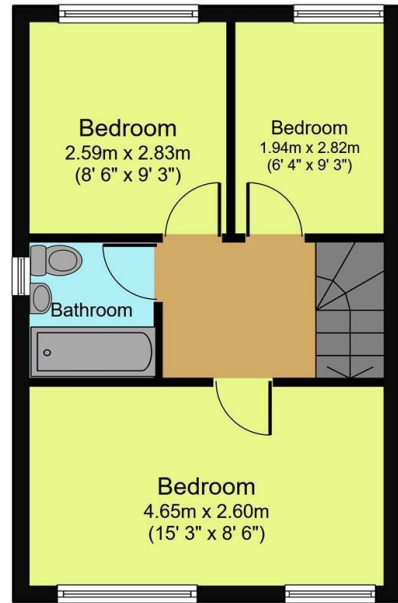


Lower Ground Floor



Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(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



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.



**Shann Street, Bradford, BD2 1DJ**  
**Offers In The Region Of £220,000**



# Shann Street, Bradford, BD2 1DJ

 2  4  2

**\*\* SEMI-DETACHED \*\* 4/5 BEDROOMS \*\* FULLY REFURBISHED \*\* IMMACULATE PROPERTY \*\* SET OVER 3 FLOORS \*\* NEW KITCHEN \*\* NEW BATHROOM \*\* GUEST WC \*\* EPC "C" RATING \*\* LARGE REAR GARDEN \*\* OFF ROAD PARKING \*\* CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES \*\* NEXT DOOR ALSO AVAILABLE \*\***

This is a fully refurbished and immaculately presented 4/5 bedroom semi- detached property offering versatile living accomadation. Set over 3 floors, the two large rooms on the lower ground level could be used as bedrooms or sitting rooms - the choice is yours!

The property briefly comprises:- Access is through a uPVC door into the entrance hallway which leads to the kitchen/diner, living room and guest WC.

The kitchen is fitted with a range of wall and base units in grey gloss with matching grey worktops and stylish "metro" splash back tiling. There is an integrated fridge/freezer, washing machine, dishwasher, oven, gas hob with extractor over, stainless steel sink with mixer tap, ceiling spot lights and finished with laminate flooring.

The living room is bright and airy thanks to its two

picture windows which allow an abundance of natural light to flow.

The guest WC has a vanity sink unit push button WC chrome ladder towel rail and is finished with attractive marble effect wall and floor tiles.

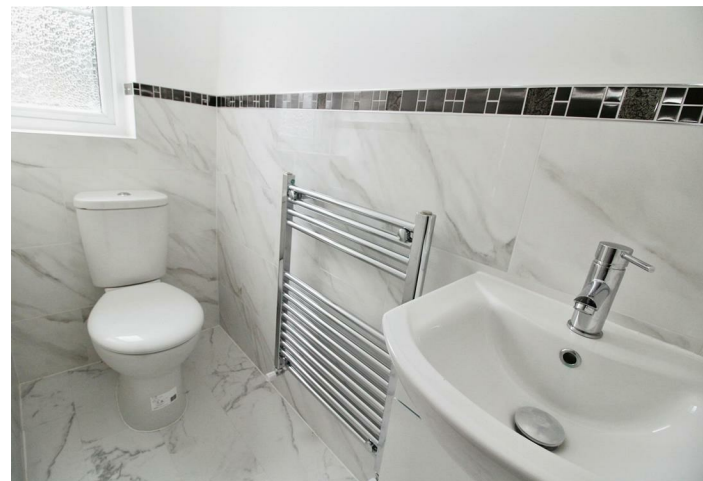
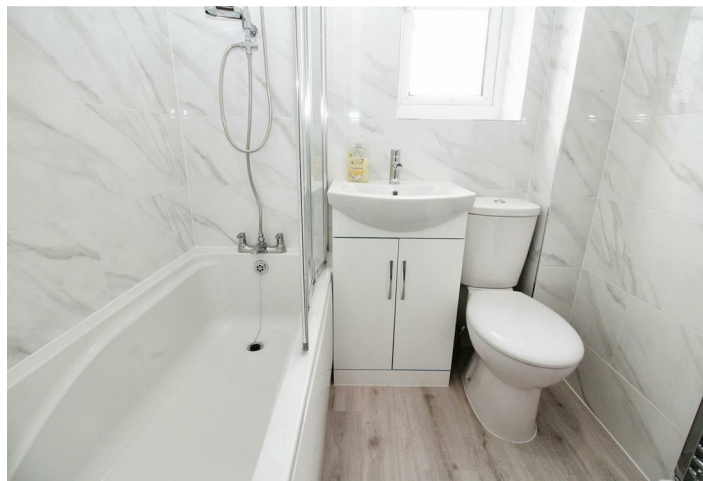
Upstairs you will find 3 good sized bedrooms and the family bathroom.

The bathroom comprises:- 3 piece suite in white including panelled bath with shower over, vanity sink unit, push button WC, chrome ladder towel rail and is finished with attractive marble effect wall and floor tiles.

The lower ground floor has two large rooms which could be used as either bedrooms or additional sitting rooms. There is also a handy store cupboard.

Outside to the front there is a block paved driveway providing parking for 2 cars. To the rear there is a large rear garden which is predominantly laid to lawn with a large outside seating area ( patio ) and enclosed with timber fencing.

**A MUST SEE PROPERTY!**



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

### Fixtures & fittings

This is a fully refurbished 4/5 bedroom semi detached property with new kitchen & bathrooms, a large rear garden located in a quiet residential area.

**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