

Created using Vision Publisher™



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	82
(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



Directions

See mapping

Viewing arrangements

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



Blackthorne Close, Bradford, BD2 3DZ
Offers In The Region Of £250,000

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.



IMMACULATE DETACHED HOME ** ONLY 3 YEARS OLD ** 3 BEDROOMS ** 2 BATHROOMS ** MODERN KITCHEN & BATHROOMS ** OFF ROAD PARKING ** 7 YEARS NHBC WARRANTY ** QUIET CUL-DE-SAC ** A fabulous opportunity to buy an almost new 3 bedroom detached home, having a beautiful rear garden, close to local amenities and good local schools.

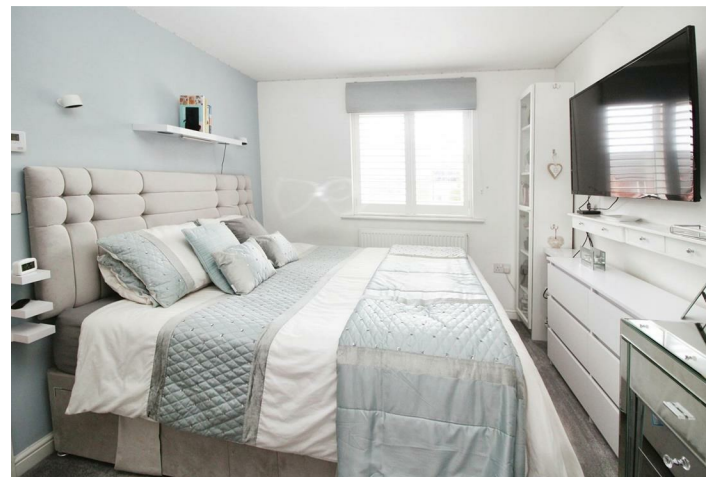
The property comprises:- Access is through a composite door into the entrance vestibule, which leads into the living room. The living room is light and airy with neutral décor, picture window with bespoke timber venetian blind and finished with carpet flooring.

The modern kitchen has a range of wall and base units in gloss white with brushed chrome handles, stainless steel sink with mixer tap & matching light coloured worktops. There's an integrated dishwasher, washing machine, brushed chrome oven, halogen hob and extractor chimney. Ample space for fridge/freezer and dining furniture, stylish

under counter & recessed lighting and finished with laminate flooring. There is also access to the downstairs W.C. and the rear garden through French doors.

Stairs rise to the first floor landing where you will find 3 bedrooms and the family bathroom. Bedroom one is double with light neutral décor, en-suite with double cubical shower, pedestal sink and push button low level W.C. Bedroom two also a double room with light neutral décor and dormer window to the front elevation. Bedroom three is ample size with light neutral décor. The modern bathroom has a three piece suite in white with chrome fittings, including panelled bath with shower over, pedestal sink and push button W.C. part tiled walls and floor.

Outside to the front there is a driveway providing off road parking for two cars, lawn to both sides, access to an integral garage and gated access to the rear garden. The rear garden is tiered with patio, raised decking and bar, well stocked borders with a variety of plants, areas laid to lawn, access to the garage and enclosed with timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Rating authority
Borough Council Tax Band C

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