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| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           | <b>95</b> |
| (81-91) <b>B</b>                            |                         | <b>82</b> |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

**Viewing arrangements**

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



**Directions**

See Mapping



**Cherry Tree Place, Bradford, BD2 3FB**  
**Offers In The Region Of £240,000**

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.



Cherry Tree Place, Bradford, BD2 3FB



**\*\* BEAUTIFUL DETACHED HOME \*\* 3 BEDROOMS \*\* HOUSE BATHROOM & EN-SUITE \*\* CORNER PLOT \*\* ONE OF THE LARGEST GARDENS ON THE DEVELOPMENT \*\* ONLY 3 YEARS OLD \*\* 7 YEARS NHBC WARRANTY \*\* QUIET CUL-DE-SAC \*\* A fabulous opportunity to buy this corner plot detached property. spacious enclosed rear garden, close to local amenities and good local schools.**

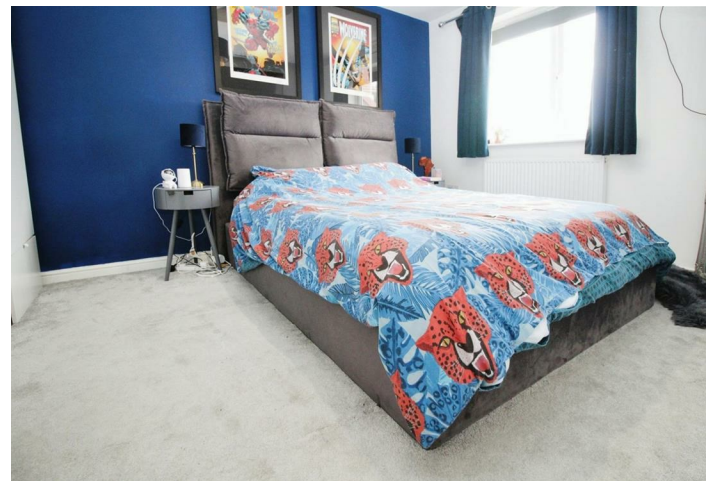
The property comprises:- Access is through a composite door into the entrance vestibule, which leads into the living room. The living room is light and airy with neutral décor and feature contemporary Oak acoustic wood wall panelling, picture window with vertical blinds and finished with carpet flooring.

The modern kitchen has a range of base & wall units in gloss white with brushed chrome handles, stainless steel sink with mixer tap & matching light coloured worktops. Space for washing machine, brushed chrome oven, 4 ring gas hob,

stainless steel splash back and extractor chimney. Space for fridge/freezer and dining table & chairs, 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 laid lawn, tarmac driveway providing off road parking and leading to the integral garage with rolling door. The large rear garden has a laid level 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**  
This 3 bedroom detached property in immaculate condition.

**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