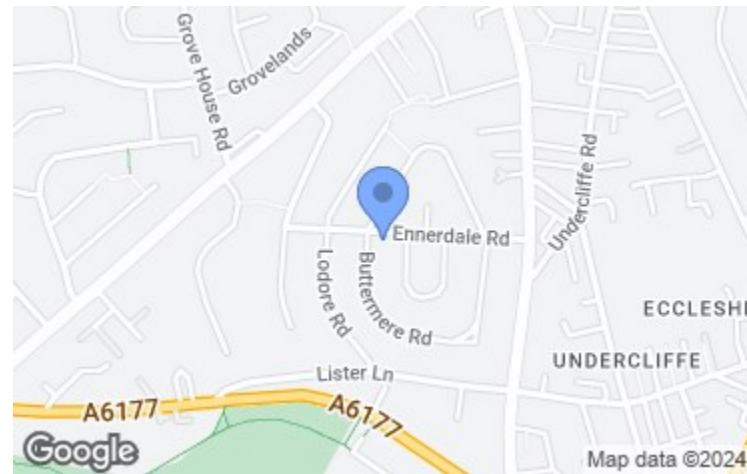


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping



Ennerdale Road, Bradford, BD2 4JB
Offers In The Region Of £320,000

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.



Ennerdale Road, Bradford, BD2 4JB



**** 5/6 BEDROOMS ** 1/2 RECEPTION ROOMS ** 2 BATHROOMS ** CORNER PLOT ** AMPLE ROOM TO EXTEND (subject to pp) **NO ONWARD CHAIN ** SEMI DETACHED ** MODERN KITCHEN ** SOUGHT AFTER LOCATION ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ****

This desirable semi detached bungalow offers spacious multiuse accommodation with NO ONWARD CHAIN!! The property occupies a sizable plot with scope to extend further subject to planning. Situated in a popular residential location close to local amenities & reputable schools, handily positioned close to the Leeds Bradford boarder making it an ideal base for commuting.

The accommodation briefly comprises: Entrance hall, spacious lounge benefiting for a bay window allowing lots of natural light to flow in. Modern fitted kitchen consisting of a range of base & wall units in light grey gloss with contrasting worksurfaces, stainless steel sink with mixer taps & tiled splash backs.

Integrated oven with gas hob & over head extractor hood, plumbed for a washing machine & finished with light fresh décor. Three ground floor bedrooms one of which benefits from fitted wardrobes, all finished with neutral décor. The ground floor bathroom comprises of a large shower cubicle, w.c, vanity wash basin and finished with partial tiled walls.

Three further double bedrooms are situated on the first floor alongside the family bathroom, all of which are generous doubles. The spacious family bathroom consists of a modern three piece suite in white with chrome fittings, over bath shower and finished with floor to ceiling tiling.

Externally the gated driveway provides ample parking & leads to a single detached garage. Lawn garden to the front of the property and a large hardstanding area to the side reaching round to the rear.

UPVC Double glazed & gas central heated.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Large semi detached bungalow, 6 bedrooms, two bathrooms & scope for further extension subject to planning.

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