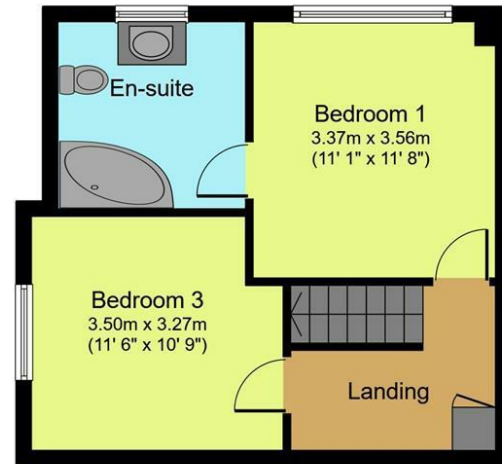


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

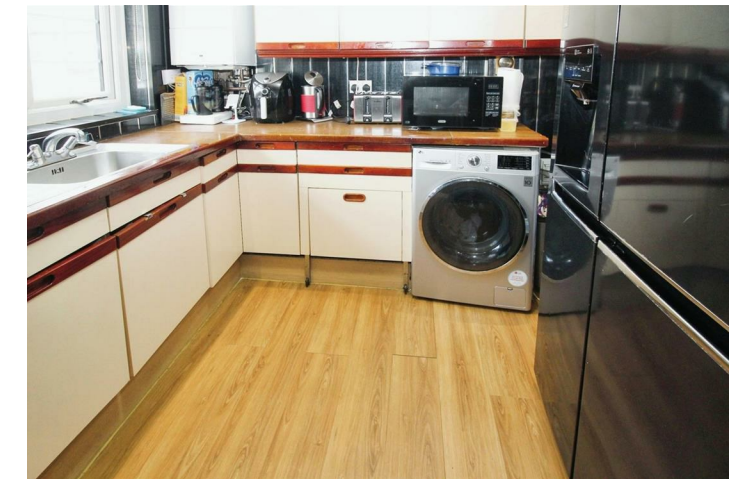
Viewing arrangements

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.



Clara Road, Bradford, BD2 1QE
Offers In The Region Of £270,000



Clara Road, Bradford, BD2 1QE



**** 4 BEDROOMS ** 2 MODERN BATHROOMS **
 PLANNING GRANTED FOR FRONT DORMA **
 DORMA BUNGALOW ** CONSERVATORY ** LARGE
 GARAGE ** SOUGHT AFTER LOCATION ** CLOSE
 TO GOOD SCHOOLS AND LOCAL AMENITIES ****

This is a very well presented 4 bedroom semi-detached Dorma bungalow with planning permission granted for a front Dorma, in a sought after location close to good schools and local amenities.

The property briefly comprises:- Access is through a composite door into the entrance hallway which leads to all downstairs rooms.

The kitchen is fitted with a range of wall & base units in cream with contrasting dark work tops and complementary black gloss splash back panels. There is a stainless steel sink with mixer tap, space for a "range style" cooker, plumbing for a washing machine, space for an American style fridge/freezer and finished with laminate flooring.

The living room is bright and airy thanks to the beautiful picture window which allows an abundance of natural light to flow. There is a feature, living flame gas fire with surround and

hearth, cornice ceiling decor and finished with grey laminate flooring.

The conservatory is a lovely addition to this family home providing a second sitting room.

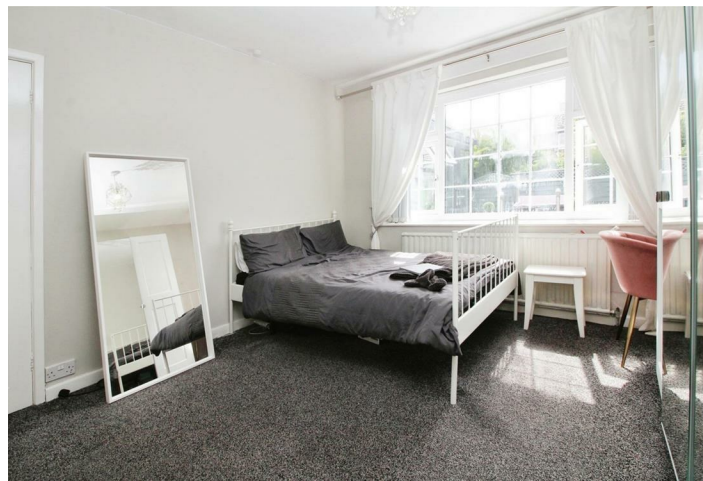
On the ground floor there are two double bedrooms (one currently used as a dining room) and the family bathroom.

The bathroom comprises:- 3 piece suite in white including P shaped bath with shower over, vanity sink unit and push button WC, finished with laminate flooring.

Upstairs there are a further 2 double bedrooms with one being en-suite.

The en-suite comprises:- corner Jacuzzi bath with shower over, vanity sink unit, push button WC, ceiling spot lights and finished with stylish wall and floor tiling.

Outside to the front there is a garden which is laid to lawn plus a driveway which is part covered with a car port, providing off road parking for 3 cars. To the rear there is a wonderful enclosed garden with lawn, 2 decking areas, fish pond and a double length garage.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a very well presented 4 bedroom Dorma bungalow which has planning permission for a front Dorma, in a sought after location which is close to good schools and local amenities.

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