



Ground Floor

First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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.



Ashbourne Way, Bradford, West Yorkshire BD2 4DU
Offers Over £135,000

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.



**** SEMI - DETACHED ** 3 BED CONVERTED TO 2 BED ** LARGE 4 PIECE BATHROOM UPSTAIRS ** GUEST WC DOWNSTAIRS ** LARGE REAR GARDEN ** GARAGE ** CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES ** WE ARE EXDPECTING HIGH DEMAND SO BOOK YOUR VIEWING EARLY TO AVOID DISAPOINTMENT!**

The accommodation briefly comprises: Entrance vestibule, spacious lounge benefiting from a Adams style surround with marble hearth and back and gas fire, picture window allowing lots of natural light to flow in complemented by light décor with coved ceiling, wall lights and carpet flooring.

The fitted kitchen consists of a range of base & wall units in pine with contrasting worktops, acrylic sink with mixer tap and ceramic tiled splash backs. Free standing gas oven, space for fridge/freezer, plumbed for a washer. Finished with cushion flooring. PVCu door giving access to rear garden. Guest cloak with hand wash pedestal, W.C. tiled walls and floor.

Two double bedrooms situated on the first floor alongside the bathroom both are a good size and finished with light fresh décor and carpet floor. The bathroom comprises:- 4 piece suite with single cubicle shower unit, bath tub, pedestal sink & W.C. and finished with ceramic tiling and carpet flooring.

Externally the property benefits from a detached garage, raised planted garden with steps to front door. To the rear is a large enclosed private rear garden with laid lawn, mature fruit tree's, trees, plants and shrubs with privet hedge & timber boundary fencing. Ample room to extend subject to planning.

Double glazed & gas central heated.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Ideal First Home Or Investment.....</p> <p>Rating authority Borough Council Tax Band A</p>	<p>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.</p> <p>Tenure Freehold</p>
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