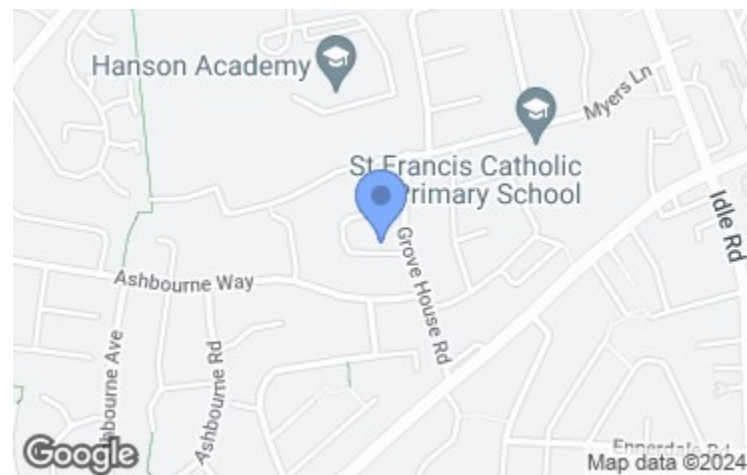




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Grove House Crescent, Bradford, BD2 4EQ
Fixed Asking Price £160,000

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.



Grove House Crescent, Bradford, BD2 4EQ



** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

**** SEMI - DETACHED ** 3 BED CONVERTED TO 2 BED ** MODERN KITCHEN ** SPACIOUS LOUNGE ** LARGE REAR GARDEN ** AMPLE OFF ROAD PARKING ** CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES ****

PVCu door and glazed side panels into hall, Grey laminate floor & under stairs storage. The spacious lounge benefiting from Adams style surround with marble hearth and back & inset living flame fire, dual aspect picture windows allowing lots of natural light to flow in complemented by light décor with coved ceiling.

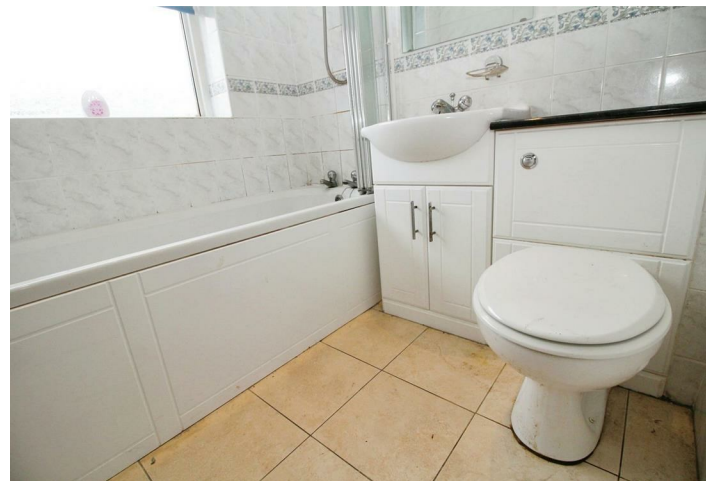
The kitchen consists of a range of base & wall units in matt white with contrasting worktops, breakfast bar, stainless steel sink with mixer tap with ceramic tiled splash backs. Integrated brushed chrome

double oven, space for fridge/freezer, plumbed for a washer. Pantry storage and PVCu side door giving access to rear.

2 double bedrooms and an ample sized third, bedroom 1 & 2 have been opened into one large bedroom via archway, easy to reconfigure back to original layout. The bathroom comprises:- 3 piece suite, bath tub with over shower and concertina splash screen, vanity pedestal sink & concealed system push button W.C. finished with ceramic tiled walls and floor.

Front & side tarmac drive parking, steps to front door. To the rear is a large split level enclosed private rear garden with patio area, stone walling, laid lawn, timber decking with summer house & timber storage shed. Ample room to extend subject to planning.

** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Great Family Home, Priced To Sell.....

Rating authority
Borough Council Tax Band B

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