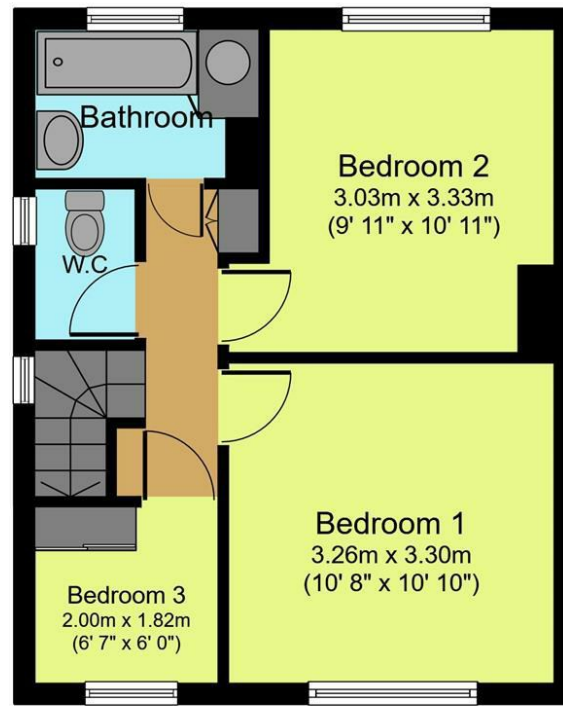


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
51	
England & Wales	EU Directive 2002/91/EC

Viewing arrangements

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



Directions

See mapping



Northcote Road, Bradford, BD2 4QH
Offers In The Region Of £195,000

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.



Northcote Road, Bradford, BD2 4QH

 1  3  1

**** SEMI DETACHED ** EXCEPTIONAL CORNER PLOT ** AMPLE ROOM TO EXTEND (subject to pp) ** 3 BEDROOMS ** MODERN BATHROOM ** POPULAR LOCATION ** GARAGE & DRIVEWAY TO REAR ****

This is a fantastic opportunity to extend this 3 bedroom semi-detached property into a much larger family home thanks to the exceptional corner plot the house is located on (subject to pp).

The property briefly comprises:- Access is through a uPVC door into the South West facing conservatory, a real sun trap for those cooler winter days! From here, a further uPVC door takes you into the entrance hallway which gives access to the living room and kitchen.

The kitchen is fitted with a range of wall and base units in white with brushed chrome handles and matching worktop. There is a stainless steel sink with mixer tap, plumbing for a washing machine, space for a fridge/freezer and free standing cooker with extractor over. There is also a useful pantry, exit door and is finished with herringbone cushion flooring.

The living/dining room is particularly bright and

airy thanks to its dual aspect windows allowing the natural light to flow through. There is a feature living flame gas fire with granite surround and hearth, neutral décor and carpet flooring.

Stairs rise to the first floor landing where you will find 2 double bedrooms both with fitted wardrobes as well as a third single bedroom and the family bathroom.

The bathroom comprises:- panelled bath, Victorian style pedestal sink, part tiled walls and finished with cushion flooring. There is a push button WC room adjacent to the bathroom.

Outside is where this exceptional opportunity comes to life with extensive gardens to 3 sides giving plenty of space to extend this property into a much larger family home (subject to pp - example drawings attached). The gardens are beautifully maintained with lawn, patio, well stocked borders, as well as a shed, garage and driveway to the rear with off road parking.

A TRULY FABULOUS OPPORTUNITY HERE



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a FANTASTIC opportunity to extend a 3 bedroom semi-detached property into a much larger family home (subject to pp)

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