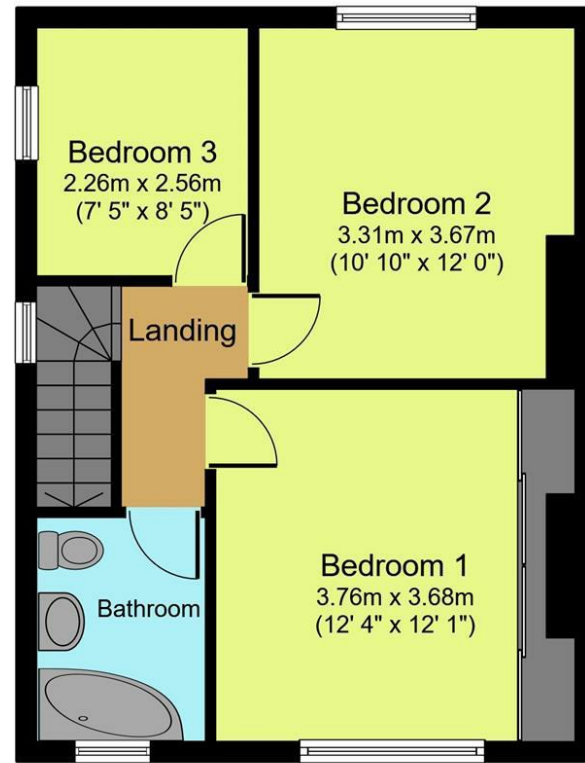


Ground Floor



First Floor

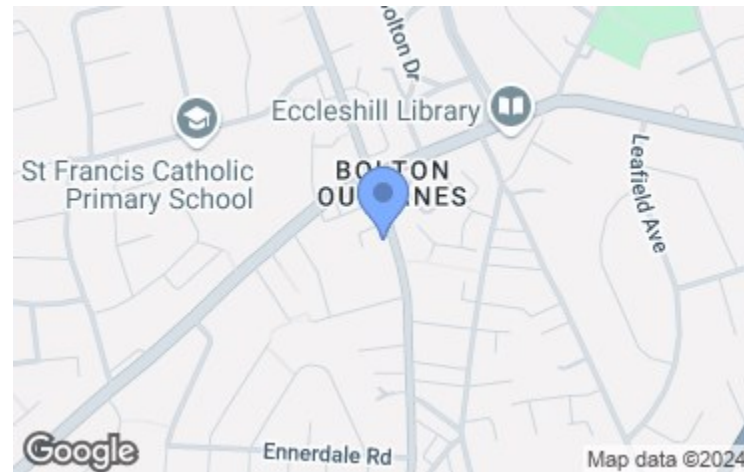
Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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.



Idle Road, Bradford, BD2 4JU
Offers In The Region Of £170,000

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.



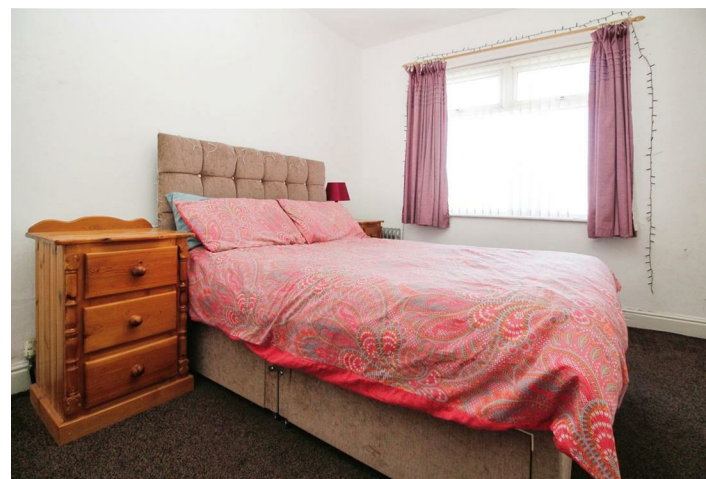
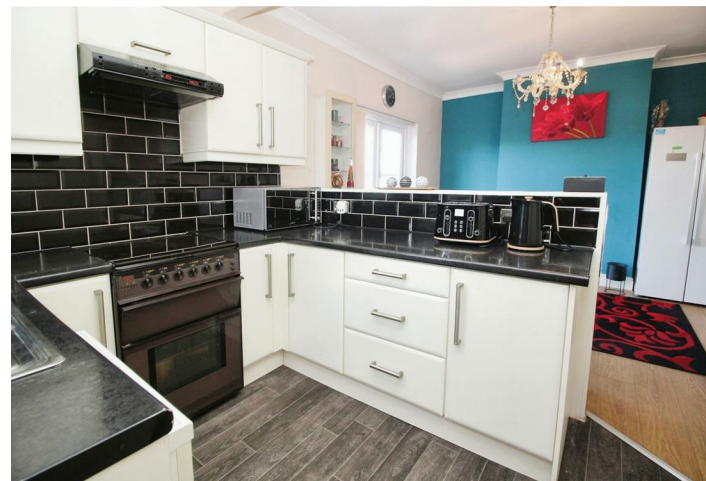
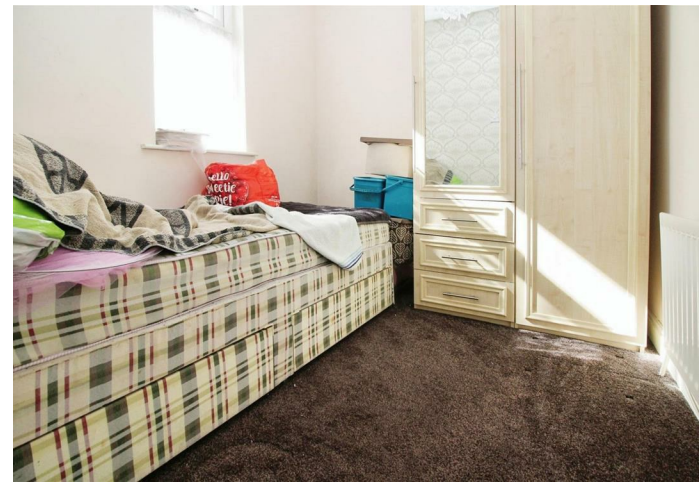
WELL PRESENTED SEMI-DETACHED HOME ** 3 BEDROOMS ** OPEN PLAN MODERN DINING KITCHEN ** MODERN BATHROOM ** SPACIOUS LOUNGE ** LARGE REAR GARDEN ** DETACHED GARAGE ** This desirable home offers generously sized & well presented accommodation, situated in a sought after location close to local amenities & reputable schools.

The accommodation briefly comprises: Entrance hallway leads into the living room which is bright and airy thanks to the lovely picture bay window allowing the light to flow. There is a feature stone surround with granite hearth & back, gas fire & chrome fender, ceiling coving, C/H radiator & carpet flooring.

The modern dining kitchen consists of a range of white base & wall units with stainless steel handles, contrasting granite effect worksurfaces, black Metro tiled splashbacks, stainless steel sink with mixer tap, Space for free standing oven with over extraction hood. Space to accommodate a dish washer & plumbed for a washing machine. The dining area has modern décor with coved ceiling, laminate floor & French PVCu door giving access to the rear garden. Space for fridge/freezer.

All three bedrooms are situated on the first floor alongside the family bathroom, the spacious master benefits from fitted, sliding, mirrored wardrobes, light décor and carpet flooring. Bedroom two is also a generous double & the third an ample sized single, both with light décor and carpet flooring. The house bathroom comprises; three piece suite in white with chrome fittings, corner bath with over shower & splash screen, pedestal sink unit with push button W.C. finished with ceramic wall tiling with inset mosaic boarder, chrome ladder radiator and finished with cushion flooring.

Externally the property benefits from wrought Iron gates opening onto a block paved driveway which leads to a detached garage, well maintained large tiered rear garden with laid lawn and an array of mature tree's, shrubs and plants on the lower level. Block paved patio on the upper level



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful Spacious Family Home.

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