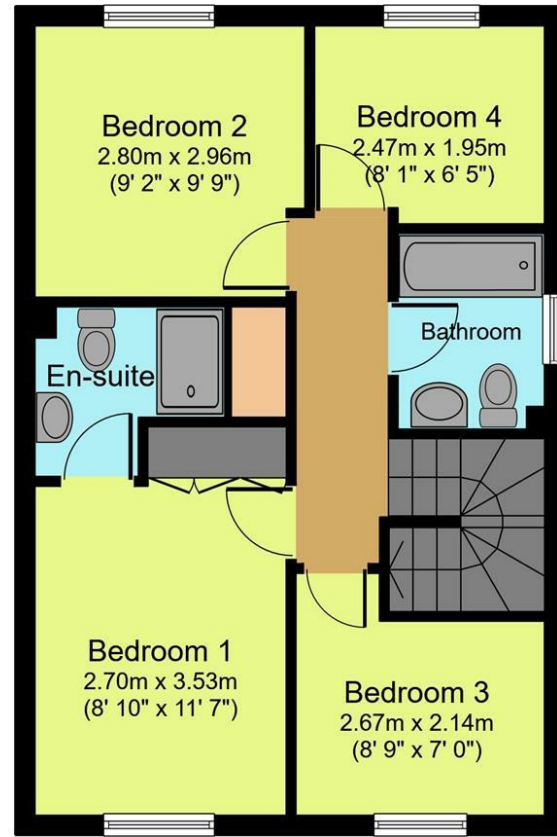


Ground Floor



First Floor

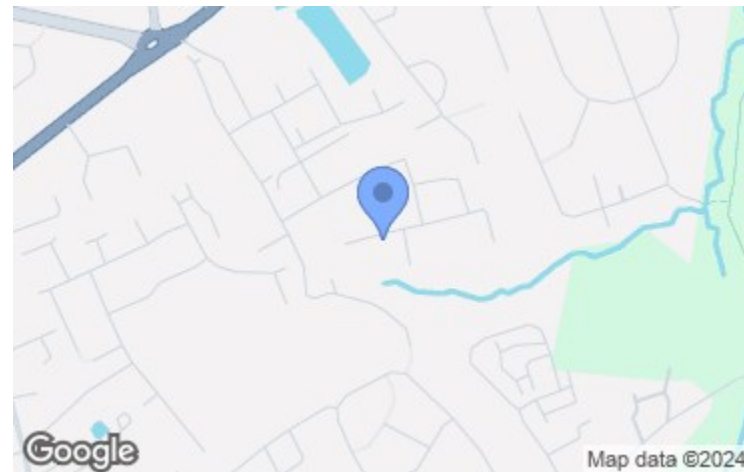
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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.



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.



**Pommell Drive, Bradford, BD2 3FQ
Offers In The Region Of £325,000**



Pommell Drive, Bradford, BD2 3FQ



STUNNING DETACHED FAMILY HOME ** 4 BEDROOMS ** SPACIOUS LOUNGE ** MODERN DINING KITCHEN ** 2 BATHROOM ** GUEST CLOAK ** PRIVATE GARDEN ** DRIVE & GARAGE ** UPGRADED RADIAT Immaculately presented detached property offers both space & style, situated in a popular residential location close to local amenities & reputable schools.

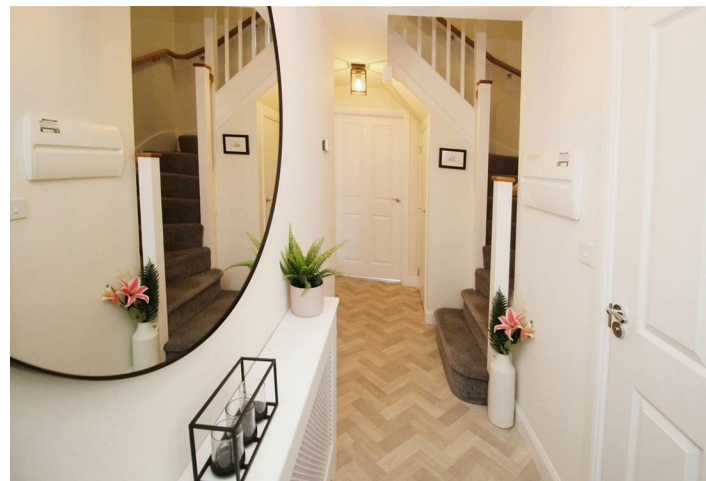
The accommodation comprises: Composite door leads into welcoming entrance hall with light oak herringbone floor, spindle balustrade with oak top rail leads to first floor, access to all rooms and guest cloak with panelled walls with jungle themed paper, W.C. and hand wash. Spacious lounge is complemented by fresh neutral décor, grey carpet flooring & picture window that allows the natural light to flow.

The modern dining kitchen consists of a range of base & wall units in Grey with complementary white composite square edge worksurfaces & breakfast bar, stainless steel bowl & half sink with mixer tap & pearl glazed

tiled splash backs. Integrated oven, gas hob with over extractor hood, integrated fridge & freezer and dishwasher. Ample space to accommodate a dining table & chairs with French doors opening out into the lovingly maintained rear garden. Finished with light Ash herringbone flooring & contemporary Industrial lighting.

Four bedrooms are situated on the first floor alongside the family bathroom, the generous master benefits from fitted wardrobes, light décor with grey carpet & well equipped en-suite shower room. A further double bedroom & 2 large single rooms along the hall all finished with light modern décor. The family bathroom comprises of a 3 piece suite in white with chrome fittings, over power shower & finished with part tiled walls & cushion floor.

Externally the property benefits from a block paved drive offering off road parking leading to a detached garage. The front garden has decorative pebbles with planted pots. The rear south facing garden has paved patio area, laid lawn & is fully enclosed by timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Stunning Family Home Ready to Move Into.

Rating authority
Borough Council Tax Band

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