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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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.



Birr Road, Bradford, BD9 4PQ
Offers Over £350,000

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.



**STUNNING EXTENDED SEMI-DETACHED **
BEDROOMS ** 3 BATHROOMS ** 2 RECPTION
ROOMS ** MODERN KITCHEN & BATHROOMS
** AMPLE PARKING ** LARGE BALCONY **
PRIVATE REAR GARDEN ** LARGE BASEMENT
TO FINISH ****

Composite door into hallway, having marble tiled floor, spindled balustrade to F/Floor, luxury guest cloak with floor to ceiling deep vein marble tiles. Access to not one, but two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. Both with light décor, marble tiled floor recessed LED lighting and the main lounge with dining area and French door opening out onto the Al-Fresco paved balcony.

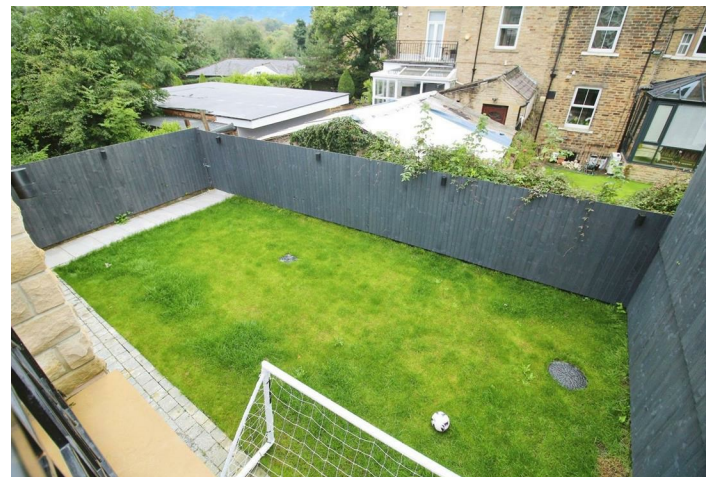
The stunning kitchen is a chef's dream, fitted with a range of gloss white & grey base & wall units with satin gold inlay, white marble worktops with contrasting central Island, inset sink with mixer tap and matching splash backs. The Integrated appliances are 2 brushed chrome ovens, microwave, 6 burner hob with extraction chimney, fridge, freezer & dish washer. Finished with marble tiles, skylight window, recessed & canopy lighting.

French door onto balcony.

The basement requires finishing but will make a beautiful additional space to this home, with utility room, storage, bedroom & en-suite along with large reception room with by folding doors open to the private rear garden, having paved patio area and laid lawn.

One the F/Floor we have the contemporary bedrooms, all double, one with luxury En suite and matching house bathroom, bed 3 is used as a dressing room with bespoke storage, robes, draws and display units. On the second floor we have a further double bedroom with light décor and eaves storage and separate dressing room a, all finished to the highest level.

Another standout feature of this home is the block-paved driveway, allowing parking for several vehicles and adding a touch of elegance to the property. The added security of electric gates ensures both privacy and peace of mind for you and your family.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful Family Home With Basement conversion
(Needs Completing).

Rating authority
Borough Council Tax Band C

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