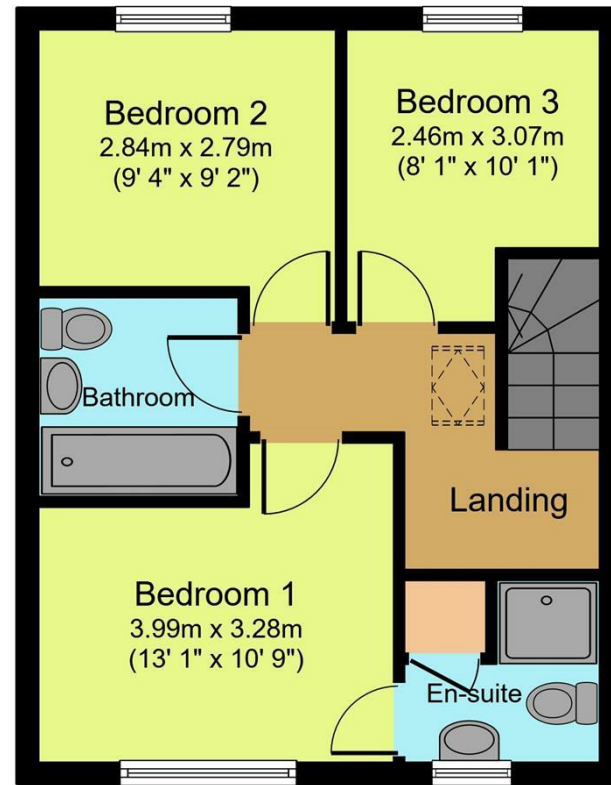


Ground Floor



First Floor

Created using Vision Publisher™



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



Scoresby Close, Bradford, BD2 2DJ
Offers In The Region Of £249,000

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.



Scoresby Close, Bradford, BD2 2DJ



**** THE RICHMOND ** DETACHED **
THREE BEDROOMS ** NEW BUILD **
EXCLUSIVE DEVELOPMENT ** POPULAR
LOCATION** LUXURY HIGH END FINISH
** EV CHARGER ** OFF ROAD PARKING **
READY TO MOVE INTO ACCOMMODATION
** Just one of this type available! This attractive
three bedroom detached property offers
spacious open plan accommodation, finished to
a high specification with a premium kitchen &
luxury bathrooms!**

The accommodation briefly comprises: entrance hall via composite door, guest w.c. & storage cupboard. The well equipped kitchen consists of a modern range of base & wall units in charcoal grey with composite worksurfaces, stainless steel sink with mixer tap & tiled splash backs. Integrated oven with ceramic hob & over head extractor hood, integrated fridge freezer, washing machine & dishwasher. Finished with LVT flooring.

The open plan living space is light & airy with French doors opening out into the rear garden

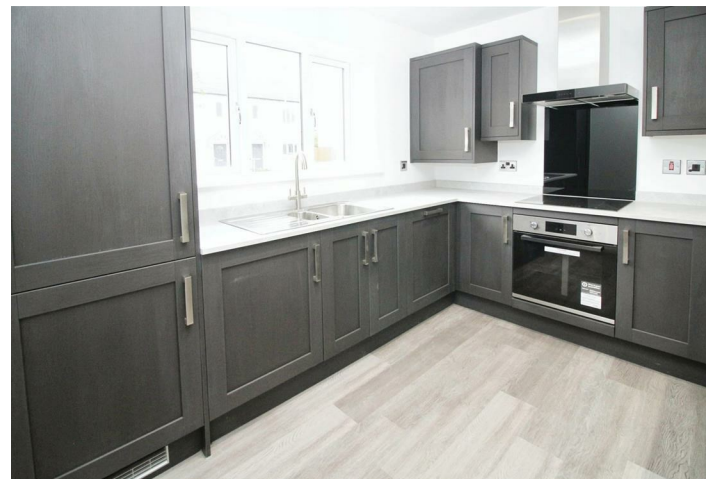
& finished with carpet flooring. The attractive oak balustrade staircase provides access to the first floor.

The spacious master bedroom benefits from a luxury en-suite bathroom complete with shower cubicle, w.c & vanity wash basin finished with partial tiling. The second bedroom is a good size double & the third a generous single. The family bathroom comprises:- three piece suite in white, with chrome fittings, over bath shower & finished with a contemporary style of tiling to the walls and floor

Externally the property benefits from off road parking, QUBEV smart car charger, lawn garden to the front of the property & an enclosed garden to the rear with both patio & lawn areas.

Freehold property, with 10 year structural warranty as standard, plus an additional two year builders warranty from completion of sale.

Call today to arrange a viewing 01274 627444



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Primary School
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Secondary School
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Fixtures & fittings
Exclusive development of 24 properties situated in the heart of Eccleshill Village,

Rating authority
Borough Council Tax Band New Build

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