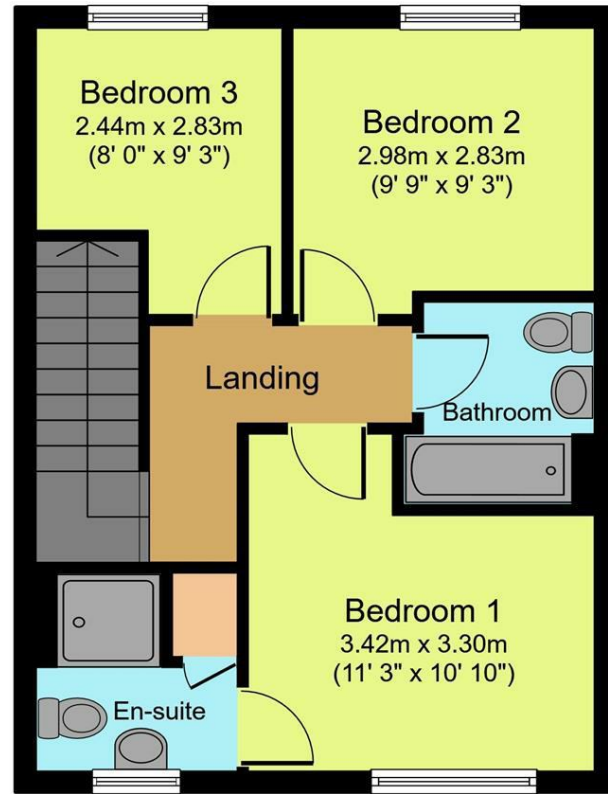


Ground Floor



First Floor

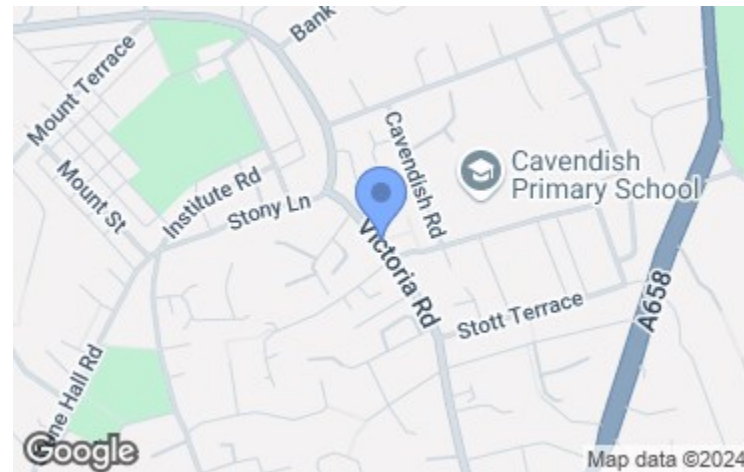
Created using Vision Publisher™



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



Victoria Road, Bradford, BD2 2DJ
Guide Price £239,000

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.



**** THE HEATON ** 3 BEDROOM SEMI DETACHED ** NEW BUILD ** EXCLUSIVE DEVELOPMENT ** HIGH SPEC KITCHEN & BATHROOMS ** SMART HEATING SYSTEM ** OFF ROAD PARKING ** EV CHARGER ** READY NOW ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ****

This is one of only twelve, 3 bedroom semi-detached properties, which form part of this new and exclusive development called One Meadow, located in the ever popular area of Eccleshill.

The property briefly comprises:- Access is through a composite door into the entrance hallway with Oak doors chrome fittings, quality flooring, store room and a guest WC. From here you can access the open plan living area. The living area is spacious, bright and airy thanks to the dual aspect windows and patio doors which allow an abundance of natural light to flow through. There is a feature Oak balustrade staircase and plush carpet flooring which leads to the kitchen.

The kitchen is by Howdens Premium and is fitted with a range of wall and base units in a light grey Shaker style with contrasting beige worktops and matching flooring. There is an integrated fridge/freezer, dishwasher, washing machine, oven and hob with extractor over, a stainless steel sink with mixer tap and stylish ceiling spot lights.

On the first floor you will find the three bedrooms and family bathroom. Two of the bedrooms are doubles, bedroom one being en-suite, with bedroom three being a generous single.

The bathroom comprises:- 3 piece suite including panelled bath with shower over and screen, floating vanity sink unit, push button WC, chrome ladder towel rail, ceiling spot lights, part tiled walls and finished with tiled flooring. The en-suite comprises:- Double shower cubicle, floating vanity sink unit, push button WC, chrome ladder towel rail, handy storage cupboard, ceiling spot lights, part tiled walls and finished with tiled flooring.

Outside to the front there is a tarmac driveway for 2 cars and to the rear, a private garden laid to lawn, enclosed with timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

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