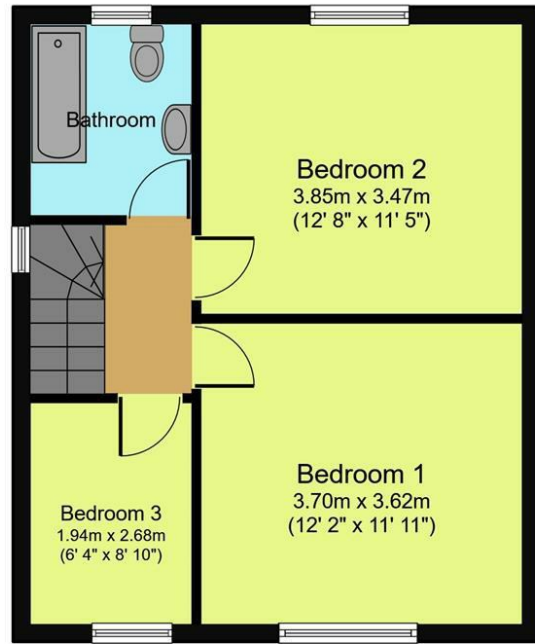




Ground Floor



First Floor

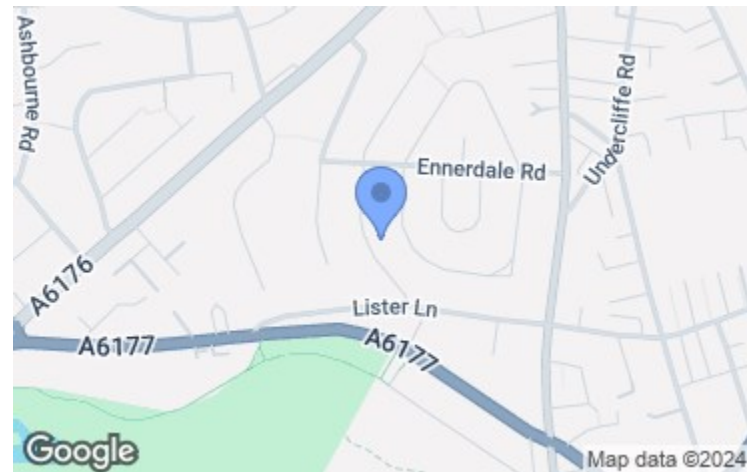
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.



Lodore Road, Bradford, BD2 4HY
Offers In The Region Of £220,000

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.



Lodore Road, Bradford, BD2 4HY



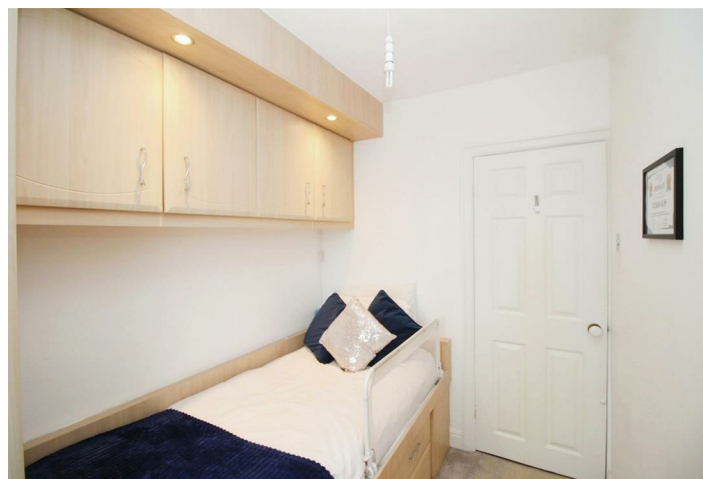
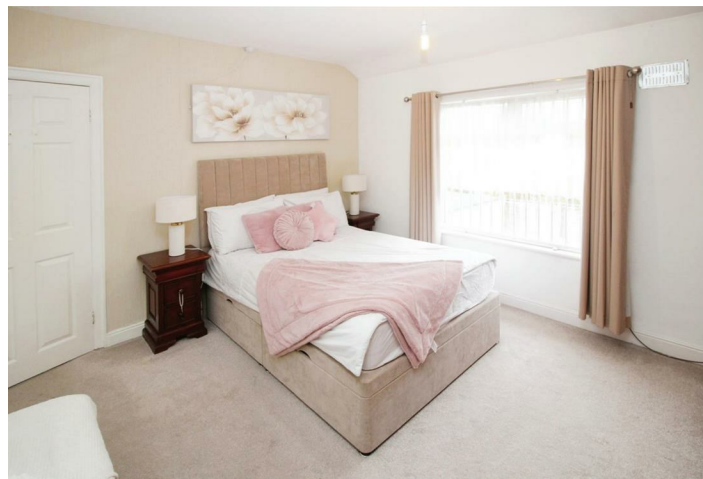
BEAUTIFUL SEMI-DETACHED | 3 BEDROOMS | 2 RECEPTION ROOMS | PVCu CONSERVATORY | MODERN KITCHEN | GARAGE & PARKING | FRONT & REAR GARDEN | Situated in a popular location close to good local schools, amenities and handily positioned for city centre & motorway link roads.

PVCu door opens into entrance hall, with carpet flooring, balustrade to first floor, walk-in under stairs storage, PVCu side door & C/H radiator. Access to all G/Floor rooms. The spacious lounge has a large picture window allowing the natural light to flow, light décor with feature wall cornice ceiling, wall lights and carpet flooring. The dining room has grey laminate floor with French doors into conservatory, under floor heated flooring.

The kitchen has a range of modern white units with brushed chrome handles, complimentary dark worktops with metro grey gloss tiled splashbacks, inset stainless steel sink with mixer tap. Integrated brushed chrome oven, gas hob with over extraction chimney, space for fridge/freezer, plumbed for washer. Finished with recessed LED lighting and ceramic tiled floor.

Stairs rise to the first floor landing, Bedroom 1 has modern décor, front picture window and fitted carpet flooring, Bedroom 2 also a double room with fitted oak wardrobes, rear picture window, stylish décor and carpet floor. Bedroom 3 is ample size with bespoke fitted light oak cabin bed, draw pack, wardrobes with over storage cupboards, finished with recessed LED lighting and carpet floor. The house bathroom has a white three piece suite comprising; bath tub with chrome fittings, over shower with splash screen, hand wash pedestal, low level push button W.C. finished with ceramic tiling & inset mosaic slate shelf, recessed LED lights, chrome ladder radiator and tiled floor.

External to the front & side we have block paved/paved driveway leading to the detached garage with main supply and up/over door. To the rear we have a level private garden with paved patio, stone walling and timber boundary fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful 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