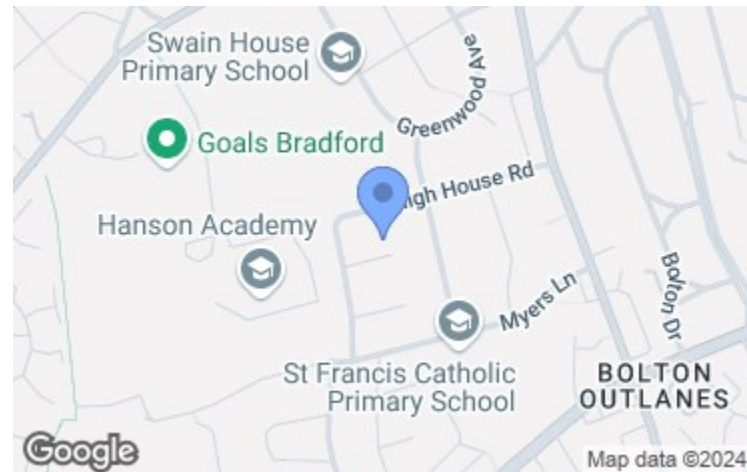


Ground Floor

Created using Vision Publisher™



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**Directions**

See mapping.



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwestateagents.com

**Kestrel Mount, Bradford, BD2 4EZ**  
**Offers In The Region Of £155,000**

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.



Kestrel Mount, Bradford, BD2 4EZ



**TRUE SEMI-DETACHED BUNGALOW \*\* 2 BEDROOMS \*\* SPACIOUS LOUNGE \*\* FRONT & REAR GARDENS \*\* AMPLE OFF ROAD PARKING & GARAGE \*\*** Located in the popular area close to a wealth of amenities including direct bus routes, reputable schools and shops.

Property briefly comprises; Side storm porch with secondary door into entrance hallway, access to all rooms. The spacious lounge has large picture window allowing plenty of natural light to flow in, feature papered wall with timber surround & gas fire, wall lights, C/H radiator and finished with striped carpet flooring.

The kitchen consists of light oak base and wall units with complimentary work surfaces, stainless steel sink and mixer tap and ceramic tiled splash backs gas cooker, plumbed for washing machine, space for dryer, breakfast table and finished with carpet flooring.

The main bedroom is a double with light

furnishings, fitted with light oak wardrobes, draws and cupboard storage, rear elevation window and central heating radiator. The second bedroom is also a double with oak mirrored sliding wardrobes and carpet flooring. The house bathroom comprises of a three piece suite, shower cubicle, hand wash pedestal and W.C. Finished with fully tiled walls, vanity mirror storage, chrome ladder radiator and wet room floor.

Externally the property benefits from a resin front garden and driveway providing lots of space for parking and leading to the detached garage. The garage has an electric, remote access, roll up door. To the rear is a split level paved garden with timber boundary fencing.

UPVC Double Glazed and Central Heating.

Viewings Highly Recommended!!



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> This semi detached bungalow will make a beautiful family home.....</p> <p><b>Rating authority</b> Borough Council Tax Band C</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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