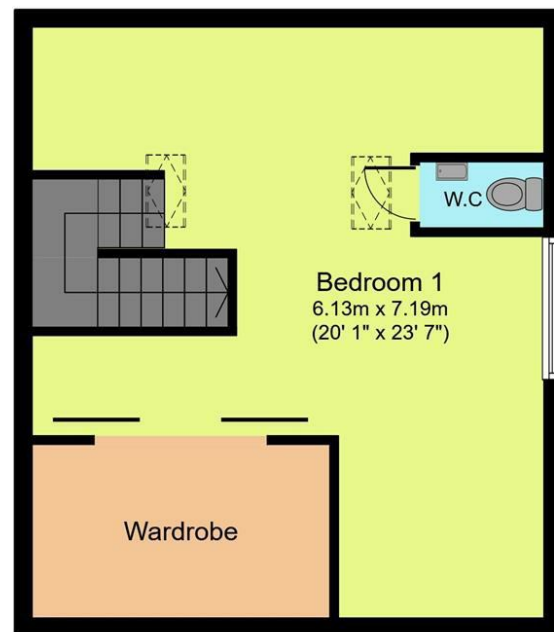


Ground Floor



First Floor

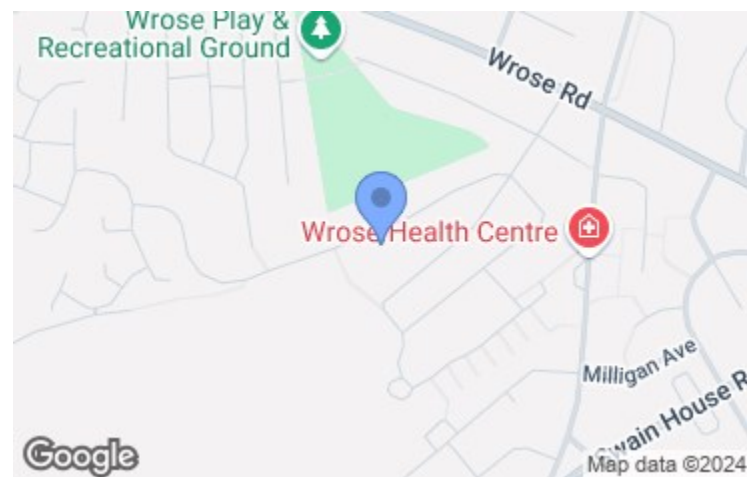
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See mapping



359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



**Bolton Hall Road, Bradford, BD2 1QB**

**£245,000**



Bolton Hall Road, Bradford, BD2 1QB

 1  3  1

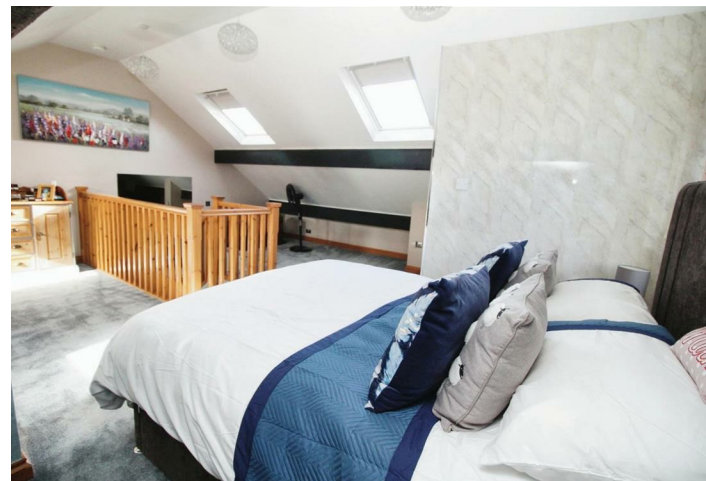
SEMI-DETACHED BUNGALOW \*\* 2/3 BEDROOMS \*\* SPACIOUS LOUNGE + LOG BURNER \*\* CONTEMPORARY KITCHEN \*\* SHOWER ROOM \*\* SPACIOUS ENCLOSED REAR GARDEN \*\* CLOSE TO AMENITIES \*\* GOOD LOCAL SCHOOLS \*\* This beautiful bungalow oozes kerb appeal & offers spacious accommodation situated in a popular residential location, close to local amenities, reputable schools as well as being handily positioned to access transport links & train station.

Accommodation comprises: entrance through uPVC side door with bevel edge glass, opaque side panel and leads into the modern kitchen consists of a range of base & wall units in light grey with contrasting granite worktops. Acrylic bowl & half sink with mixer tap, integrated brushed chrome oven & microwave, gas hob with over head extractor chimney, integrated fridge, dishwasher & washer, breakfast bar & window to the front elevation allowing natural light to flow and finished with oak effect laminate flooring. Currently bedroom two is being used as a dining room with laminate

flooring, C/H radiator & uPVC French doors lead to the rear garden. The spacious lounge benefits large half bay window allowing lots of natural light, complemented by light tasteful décor, oak laminate flooring, inset log burner with oak wood mantle, granite heath and central heating radiator.

Bedroom 3 has light décor, oak laminate flooring and C/H radiator. The shower room is fully tiled with corner shower cubical, hand wash basin & W.C and chrome ladder radiator. Stairs to 1st floor master bedrooms with timber balustrade, fitted wardrobes, Velux windows, carpet flooring and door leading to separate W.C. with vanity hand wash basin.

Externally to the front is block paved driveway with raised planted beds & wheelchair access, carport to the side elevation leading to detached garage. To the rear is a paved patio area with built in fish pond, stairs rise to a gravelled garden with planted boarders & an additional paved seating area & summer house.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Spacious semi detached Bungalow located in a sort after location.

**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