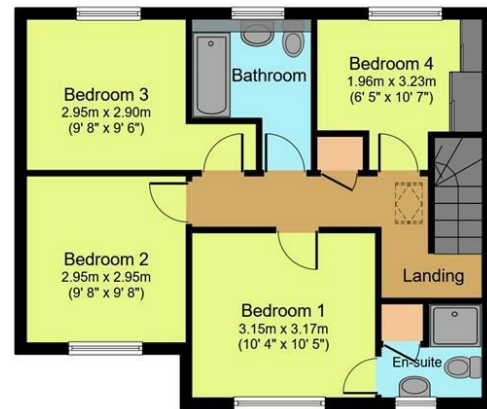




Ground Floor

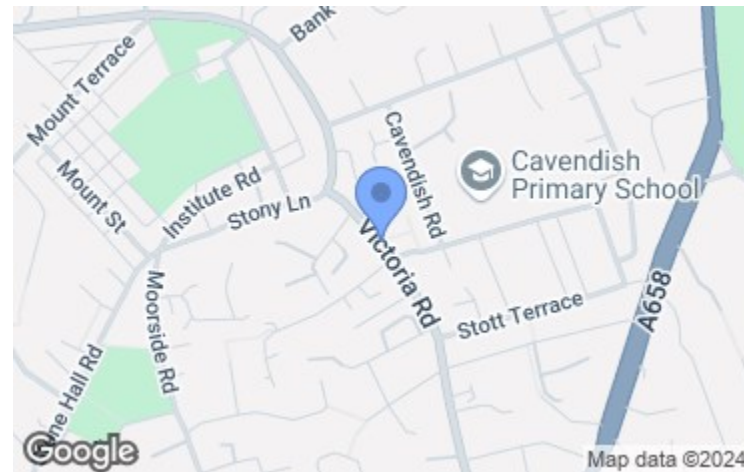


First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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@wwstateagents.com

**Victoria Road, Bradford, BD2 2DJ  
 Offers In The Region Of £325,000**

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.



Victoria Road, Bradford, BD2 2DJ



**\*\* THE SHERWOOD \*\* DETACHED \*\* FOUR BEDROOMS \*\* EXCLUSIVE DEVELOPMENT \*\* PREMIUM KITCHEN & BATHROOM \*\* EN-SUITE \*\* EV CHARGER \*\* ENCLOSED GARDEN \*\* DESIRABLE LOCATION \*\***

This is one of five available, The Sherwood is a stunning example of a detached family home offering open plan living accommodation finished to a high specification. The development "One Meadow " is situated in the heart of Eccleshill village surrounded by a wealth of amenities as well as being handily positioned close to the Leeds Bradford border making it an ideal base for commuting.

The accommodation briefly comprises: enter via composite door, hallway with access into the guest w.c & storage cupboard. The impressive fitted kitchen consists of a range of base & wall units in navy with complimentary white composite worksurfaces incorporating a breakfast bar. Stainless steel sink with mixer taps & tiled splash backs, integrated oven with ceramic hob, over head extractor hood. Integrated fridge freezer, dishwasher & washing machine all included! Finished with vinyl flooring.

The open plan living space has a light & airy feel with French doors opening out into the rear garden, finished with carpet flooring, the attractive oak clad balustrade provides access to the first floor accommodation.

Spacious master bedroom benefiting from a luxury en-suite with a large shower cubicle, w.c & vanity wash basin finished with a stylish range of tiling. Bedrooms two & three are good sized doubles & the fourth a generous single. The family bathroom comprises if a three piece suite in white with chrome fittings, over bath shower, w.c & vanity wash basin finished with a contemporary style of tiling.

Externally the property benefits from a drive way leading to a single garage, QUBEV smart car charger, lawn garden to the front & an enclosed lawn garden to the rear with patio area.

All properties include 10 year structural warranty as standard & an additional two year builders warranty valid from completion



**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