

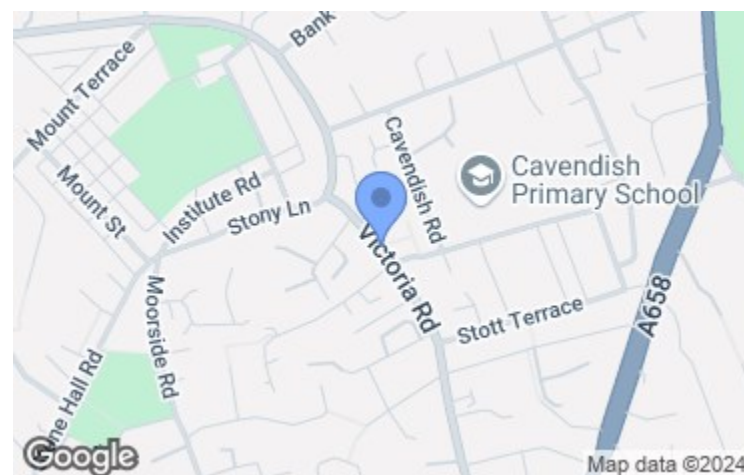
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient -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

### Viewing arrangements

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



### Directions

See mapping



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.



**Victoria Road, Bradford, BD2 2DJ**  
**Realistic Offers Considered £199,475**





**\*\* THE STANLEY \*\* 2 BEDROOM TOWNHOUSE \*\* NEW BUILD \*\* EXCLUSIVE DEVELOPMENT \*\* HIGH SPEC KITCHEN & BATHROOMS \*\* SMART HEATING SYSTEM \*\* EV CHARGER \*\* OFF ROAD PARKING \*\* READY NOW \*\* CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES \*\***

This is one of only five, 2 bedroom townhouse 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 door chrome fittings, quality flooring. 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.

The kitchen is by Howdens Premium and is fitted with a range of wall and base units in a Cornforth blue Shaker style with contrasting 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 two bedrooms and family bathroom. Both of the bedrooms are doubles, bedroom one having over stairs storage.

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.

Outside to the front there is a lawn garden and path leading to the property. To the rear is an patio style garden enclosed with timber fence and gate leading to the rear parking area.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> Exclusive development of 24 properties situated in the heart of Eccleshill Village,</p> <p><b>Rating authority</b> Borough Council Tax Band New Build</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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