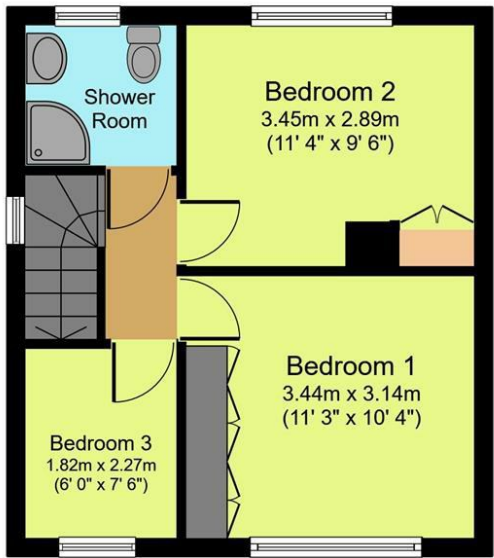
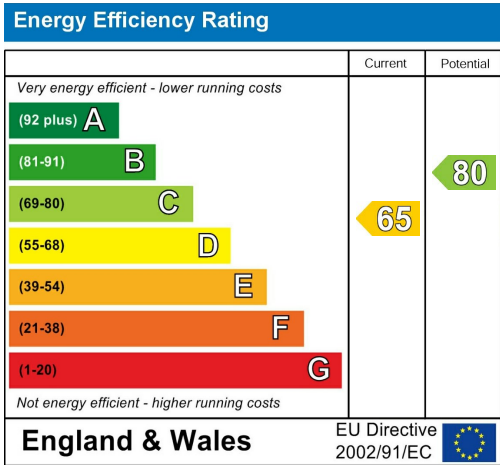


Ground Floor



First Floor

Created using Vision Publisher™



Directions

See mapping.



Viewing arrangements

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

Leafield Avenue, Bradford, BD2 3SD
Offers Over £200,000

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.



**** MATURE SEMI-DETACHED ** IDEAL FAMILY HOME ** POPULAR RESIDENTIAL LOCATION ** GENEROUS GARDENS TO REAR ** CLOSE TO LOCAL AMENITIES ** IN CATCHMENT FOR WELL-REGARDED SCHOOLS ** INTERNAL VIEWINGS HEAVILY RECOMMENDED **** A perfect opportunity for first time buyers & growing families alike to purchase a beautifully presented three bedroom semi-detached home within a desirable residential location.

Entering through a PVCu porch to the front, ideal for storing shoes leading to an inner hallway giving access to the stairs to the first floor and living room. The living room is naturally lit via a picture DG/window to front with a warm finish, laminate flooring, a GCH/radiator. The kitchen is situated to the back of the ground floor and is fitted with a range of wall and base units and complimentary work surfaces over, has space and plumbing for all appliances, also comprising a sink and drainer, DG/window to rear. space for a dining table and has a built in

pantry cupboard. Through the kitchen there is a conservatory extension with GCH/radiator and an insulated roof providing further reception space and an outlook of the rear garden.

The first floor comprises landing with a frosted double glazed window to side, a loft hatch with drop down ladder leading to a boarded attic with window. Two double bedrooms sit adjacent to the front and rear elevation of the first floor with DG/windows and GCH radiators. The third bedroom is currently used as a home office/craft room, ideal for a single bed with GCH and a DG/window to front. The bathroom is fully tiled and comprises a corner shower cubicle, a low level w/c, wash hand basin, double glazed window to rear and GCH/radiator.

Externally, the property benefits from a resin driveway providing ample off-street parking to front and side, with the addition of a detached single garage. The substantial rear garden is beautifully maintained offering patio seating, lawned areas and flowerbeds providing a private and secluded garden space



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Beautifully presented three bedroom semi-detached family home with two reception rooms, a generous rear garden and off-street parking for multiple cars.

Rating authority
Borough Council Tax Band B

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