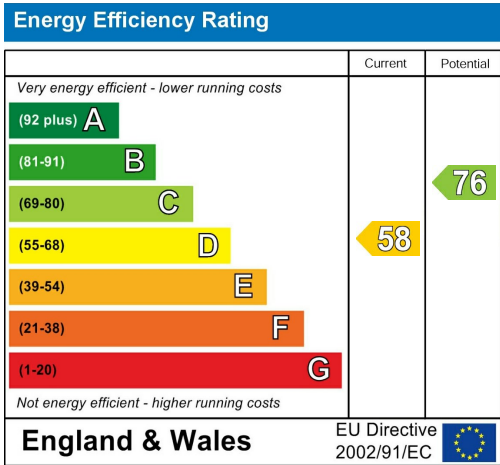




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Viewing arrangements

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

Directions

See Mapping.

Leeds Road, Bradford, BD2 3LQ
Offers In The Region Of £170,000

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.



**** TWO BEDROOM SEMI-DETACHED ****
OFF-STREET PARKING & DETACHED
GARAGE ** IMMACULATE FINISH
THROUGHOUT ** ENCLOSED REAR
GARDEN ** PERFECT FIRST TIME BUYER
HOME ** CONVSERVATORY EXTENSION **
TWO BATHROOMS ** A conveniently located two double bedroom semi-detached home with generous living accommodation, two bathrooms, an enclosed rear garden and off-street parking.

An entrance hall leads to the stairs to first floor and the living room. A cosy yet generous living room is naturally lit via a double glazed bay window to front featuring a gas fireplace with mantle over, GCH radiator and access to an inner hallway. A downstairs shower room fitted with a shower cubicle, wash hand basin and w/c. The modern kitchen is fitted with a range of wall and base units with a breakfast bar incorporated, a sink and drainer, an integral electric oven with hob and extractor fan over, space and plumbing for fridge freezer and washing machine with access to the

conservatory extension. A generous uPVC conservatory with a radiator provides further reception space with an outlook and access to the rear garden.

The first floor comprises two substantial double bedrooms both fitted with double glazed windows and gas central heating radiators, with the main benefitting from a built in wardrobe. A family bathroom is part tiled with a white three piece suite consisting of a bath and shower over, w/c and wash hand basin.

Externally, the property benefits from a gated driveway and well-maintained garden to front. To the rear, a generous enclosed garden with a mixture of lawn, patio and fenced borders with the addition of a detached garage with an up and over door ideal for potential further development S.T.P.P.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Generously Proportioned Two Bedroom Semi-Detached Home With Conservatory Extension, Off-Street Parking & Private Enclosed Rear Garden...

Rating authority
Borough Council Tax Band B

Services

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Tenure
Freehold