



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



Viewing arrangements

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

Directions

See Mapping.



Acre Lane, Bradford, West Yorkshire BD2 2EH
£250,000

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.



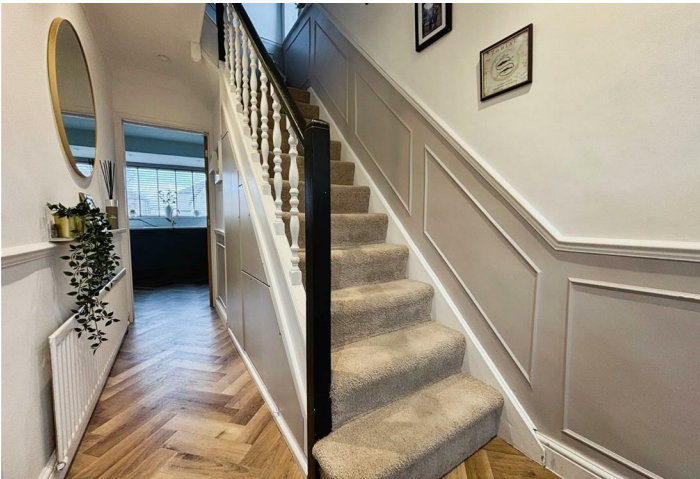
**** IMMACULATE 3 BEDROOM SEMI ****
PERFECT FAMILY HOME ** POTENTIAL TO
EXTEND S.T.P.P ** MODERN FINISH **
QUIET CUL-DE-SAC LOCATION **
BEAUTIFULLY PRESENTED **
SUBSTANTIAL PLOT ** This stunning three
bedroom semi-detached family home has
recently undergone updating throughout
including new electrics, kitchen & bathroom,
flooring and decor!

A generous entrance hall with herringbone
hardwood flooring, panelled walls, a new
composite door to front, stairs to the first floor &
access to the kitchen a lounge diner. A through
lounge diner finished with modern décor,
hardwood herringbone flooring featuring built
in T.V stand & shelving with downlighting,
naturally lit via a large double glazed window to
front with beautiful fitted plantain shutters &
double glazed patio doors to rear. A
contemporary shaker style kitchen with a range
of wall & base units with stunning Quartz work
surfaces over, integrated electric fan oven with
hob and extractor over, wine cooler, fridge

freezer, dishwasher & washing machine, also
featuring a sink and drainer with double glazed
window over, under cabinet lighting, a
composite door to side and built in pantry.

A first floor landing leads to three generous
bedrooms. The main bedroom sits to the front
elevation with a double glazed bay window to
front, GCH & fitted wardrobe. The second
double bedroom has a double glazed window to
rear providing an outlook over the rear garden,
GCH & fitted wardrobe. A third single bedroom
comprises a double glazed window to front,
GCH and built in wardrobe. A modern family
bathroom with contemporary tiling features a
modern white three piece suite consisting of a
wash hand basin and vanity unit, w/c, hath
with shower over, downlighting, heated towel
rail and double glazed window to rear.

Externally, the property sits on a substantial
plot with a gated driveway and garden to front,
a detached garage and a substantial garden to
rear mainly laid to lawn with a patio seating
area, fenced and mature garden borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Stunning Three Bedroom Semi-Detached Family
Home With Potential To Extend S.T.P.P

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