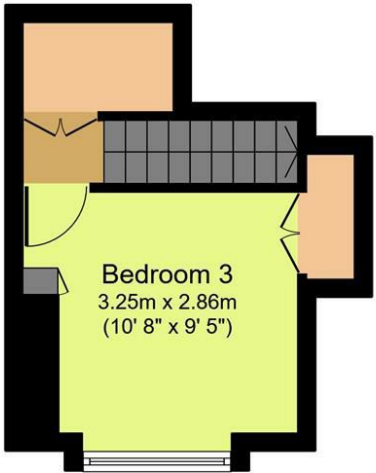



Ground Floor



First Floor

Created using Vision Publisher™



| Energy Efficiency Rating                    |         |                                                                                     |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                           |
| Very energy efficient - lower running costs |         |                                                                                     |
| (92 plus) A                                 |         | 86                                                                                  |
| (81-91) B                                   |         |                                                                                     |
| (69-80) C                                   | 65      |                                                                                     |
| (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                     |         |  |



Directions

See Mapping.



Viewing arrangements

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

Ashbourne Oval, Bradford, BD2 4DH  
Offers In The Region Of £155,000

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.



**\*\*2/3 BEDROOMS \*\* SUPERB POTENTIAL \*\* OFF-STREET PARKING & GARAGE \*\* LOW MAINTENANCE GARDENS \*\* NO ONWARD CHAIN \*\* DORMER BEDROOM \*\*** This 2/3 bedroom semi-detached dormer bungalow is offered to the market with no onward chain offering generous living accommodation within a popular residential location.

A PVCu door to side leads to an entrance hallway leading to all rooms, stairs to the first floor and a built in storage cupboard. The main reception room is generous in size with a large double glazed picture window to front, gas central heating, gas fire with mantle over and access to a rear reception room. The second reception room has potential to be utilised as a double bedroom, dining room, or home office with gas central heating, double glazed window to rear and built in storage cupboard.

A kitchen sits to the front aspect of the property fitted with a range of wall and base wooden units and work surfaces over, space and plumbing for gas cooker, washing machine and

fridge freezer, a sink and drainer with gas central heating and double glazed window to front. To the rear elevation a second bedroom includes a double glazed window to rear, gas central heating and built in wardrobe. A fully tiled family bathroom comprises a w/c, wash hand basin, sunken bath with mixer taps window to side and gas central heating radiator.

A staircase leads to the main dormer bedroom with a double glazed window to front, a number of built in wardrobes and cupboards and gas central heating.

Externally, the property benefits from off-street parking, an artificial grass lawn to front with walled border, a garage fitted with an alarm system and electric up and over door, low maintenance patio garden to rear with mature garden and fenced borders.

UPVC Double glazed, gas central heated & security alarm.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
2/3 Bedroom Semi-Detached Dormer Bungalow  
Offered To The Market With No Onward Chain.

Rating authority  
Borough Council Tax Band

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