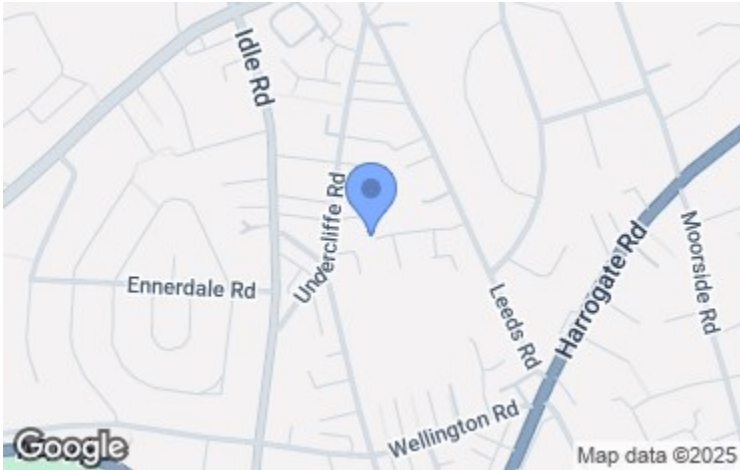




| Energy Efficiency Rating                    |               |                                                                                                             |
|---------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                   |
| Very energy efficient - lower running costs |               |                                                                                                             |
| (92 plus) A                                 | <div>68</div> | 84                                                                                                          |
| (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@wwstateagents.com

Directions

See Mapping.

Cameron Grove, Eccleshill, BD2 3DG  
Offers In The Region Of £210,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.

**\*\* 4 BEDROOM END TOWNHOUSE \*\***  
**QUIET CUL-DE-SAC LOCATION \*\* NEWLY DECORATED THROUGHOUT \*\***  
**ACCOMMODATION OVER 3 FLOORS \*\***  
**ENCLOSED REAR GARDEN \*\* NO ONWARD CHAIN \*\* IDEAL FAMILY HOME \*\*** Offered to the market with no onward chain is this modern end townhouse, newly decorated throughout providing generous living accommodation over three floors.

Entering through a uPVC door to front, the entrance hall leads to a downstairs cloakroom with w/c and wash hand basin, the kitchen, lounge/diner and stairs to the first floor. The lounge diner is a generous living space finished with laminate flooring and featuring gas central heating, a built in storage cupboard and uPVC double glazed patio doors giving access to the rear garden. The kitchen to the front elevation is fitted with modern wall and base units with work surfaces over, space and plumbing for washing machine and fridge freezer, a built in electric oven with gas hob and extractor over, a sink and drainer with double glazed window to

front.

The first floor landing gives access to two bedrooms with a double bedroom comprising a Juliette balcony over-looking the rear garden, gas central heating which could be utilised for further reception space, the second bedroom including two double glazed windows to front and gas central heating. A family bathroom sits on the first floor, part tiled with a white three piece suite consisting of a bath with shower over, wash hand basin and w/c.

A second floor landing has access to the main double bedroom with double glazed windows, gas central heating and access to an en-suite shower rooms consisting of a shower cubicle, wash hand basin and w/c. A fourth bedroom comprises double glazed windows and gas central heating.

Externally, the property enjoys a generous enclosed rear garden, mainly laid to lawn with a patio seating area and fenced borders.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Four Bedroom Modern End Townhouse Situated On A Quiet Cul-De-Sac Offered To The Market With No Onward Chain.

Rating authority  
Borough Council Tax Band D

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold