



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.

Grovelands, Bradford, BD2 4HH  
Offers In The Region Of £185,000

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.



**\*\* SEMI DETACHED \*\* 3 BEDROOMS \*\*  
MODERN KITCHEN \*\* OPEN PLAN  
LOUNGE/DINING \*\* DETACHED GARAGE  
\*\* GARDENS \*\* POPULAR LOCATION \*\*  
CLOSE TO LOCAL SCHOOLS & AMENITES \*\***  
This semi detached property would make a lovely family home it offers spacious ready to move into CHAIN FREE accommodation! Situated in a popular residential location close to good local schools & amenities as well as being handily positioned for commuting to the city centre.

The accommodation briefly comprises: entrance porch with secondary door into hall. The open plan spacious through lounge/dining area with dual aspect Bay & French doors allowing lots of natural light flow complemented by light neutral décor & finished with Grey Ash laminate flooring.

The fitted kitchen consists of a modern range of base & wall units in Dove grey with complementary worksurfaces, Acrylic sink with mixer taps & Metro tiled splash backs. Brushed

chrome Integrated oven & gas hob with over head extraction chimney, plumbed for a washing machine & space to house a fridge freezer. Finished with marble vein tiled floor and LED plinth lighting.

The three bedrooms are situated on the first floor alongside the bathroom, two very generous doubles & a third good sized single all finished with light neutral décor. The family bathroom comprises of a three piece suite in white with chrome fittings, 'L Shaped Bath' with over shower & splash screen, hand wash pedestal, low level push button W.C. finished with partial tiling, PVC splash panelling and marble vein ceramic tiled floor.

Externally the property benefits from a driveway leading to a single detached garage, garden to the front & tiered garden to the rear with both patio & grassed areas, plus timber storage shed.

UPVC double glazed & gas central heated throughout.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Ideal First Home.

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