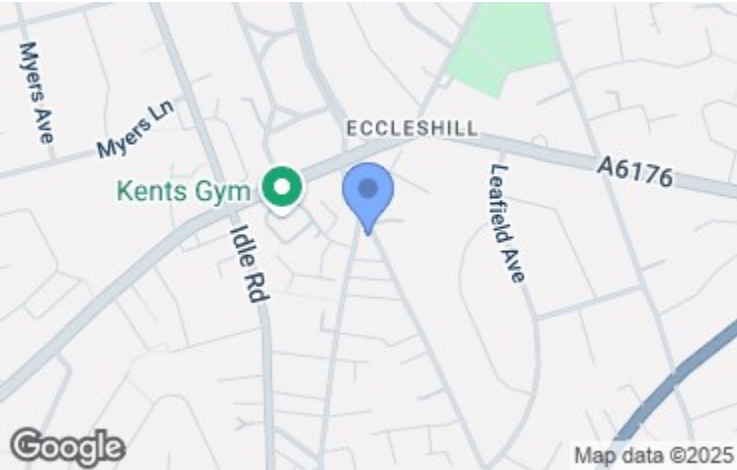




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.



Leeds Road, Bradford, BD2 3BD
Offers In The Region Of £235,000

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 BEDROOMS ** BEATIFUL FAMILY HOME **
IMMACULATE CONTEMPORARY FINISH **
CONVENIENT LOCATION ** DINING KITCHEN
** ACCOMMODATION OVER FOUR FLOORS ** A
stunning, 4 bedroom through terrace family home,
generously spacious rooms all fitted with double
glazing and gas central heating.

The accommodation comprises: Composite door
leads into entrance hall, the spacious living room
benefits from light painted walls, mullion bay
picture windows allow the natural light to flow,
deep set cornice, fitted shelving, inset log burner to
chimney breast with slate hearth, rail, modern oak
Internal doors & fitted carpet.

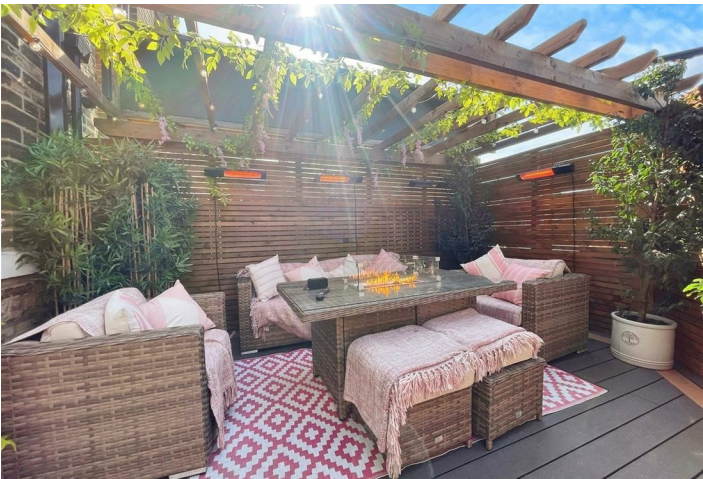
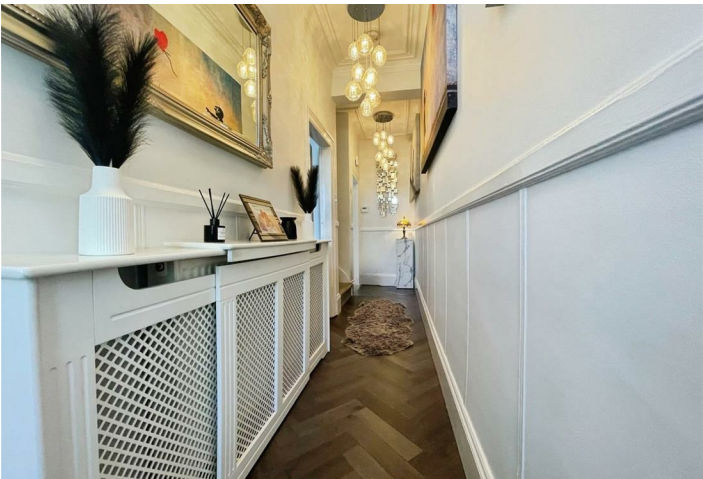
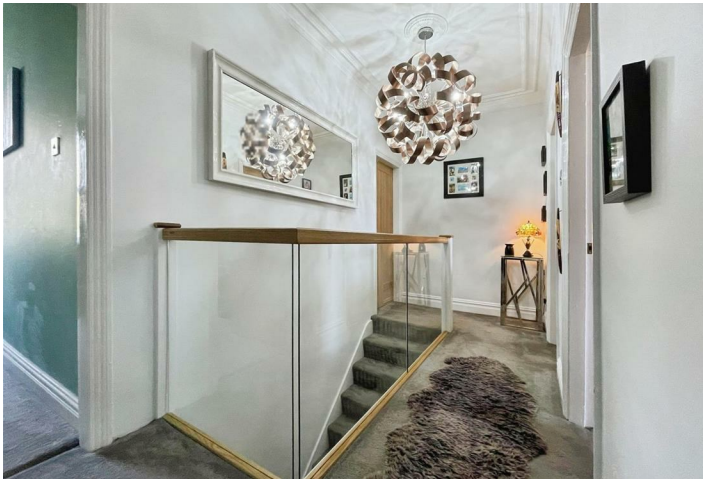
The modern fitted dining kitchen consisting of a
range of handleless base & wall units in Dove Grey
with complementary square edge worksurfaces &
splashbacks, composite sink with mixer tap.
Integrated brushed chrome microwave oven, range
cooker with 5 burner gas hob & over extraction
chimney, ample space for table & chairs, Integrated
fridge/freezer, plumbed for washer and finished
with light painted walls and marble vein ceramic
floor tiles. Access rear door & basement cinema
room, having projector, cinema seats, recessed

LED lighting and walk-In storage.

3 bedrooms are situated on the first floor alongside
the family bathroom, all finished with modern light
décor, pedant lighting and carpet flooring. The
bathroom comprises of a white 3 piece suite with
chrome fixtures and fitting, over Rain shower &
hose, splash screen, towel radiator, gloss white
vanity hand wash, low level W.C. & finished with
recessed LED lighting, stylish grey tiled walls &
floor.

Bedroom 4 is a large double with Dorma window,
Glass balustrade, exposed eaves, recessed lights &
carpet floor. En-suite shower room with cubicle
rain shower, vanity sink & w.c.

Externally front benefits from an Yorkshire stone
walling with wrought Iron fencing & artificial lawn
to the rear is composite decked patio seating area,
climbing plants, infrared wall heaters and oak
timber slatted fencing giving privacy.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Deceptively Spacious Four Bedroom Terrace Offered
To The Market.

Rating authority
Borough Council Tax Band

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