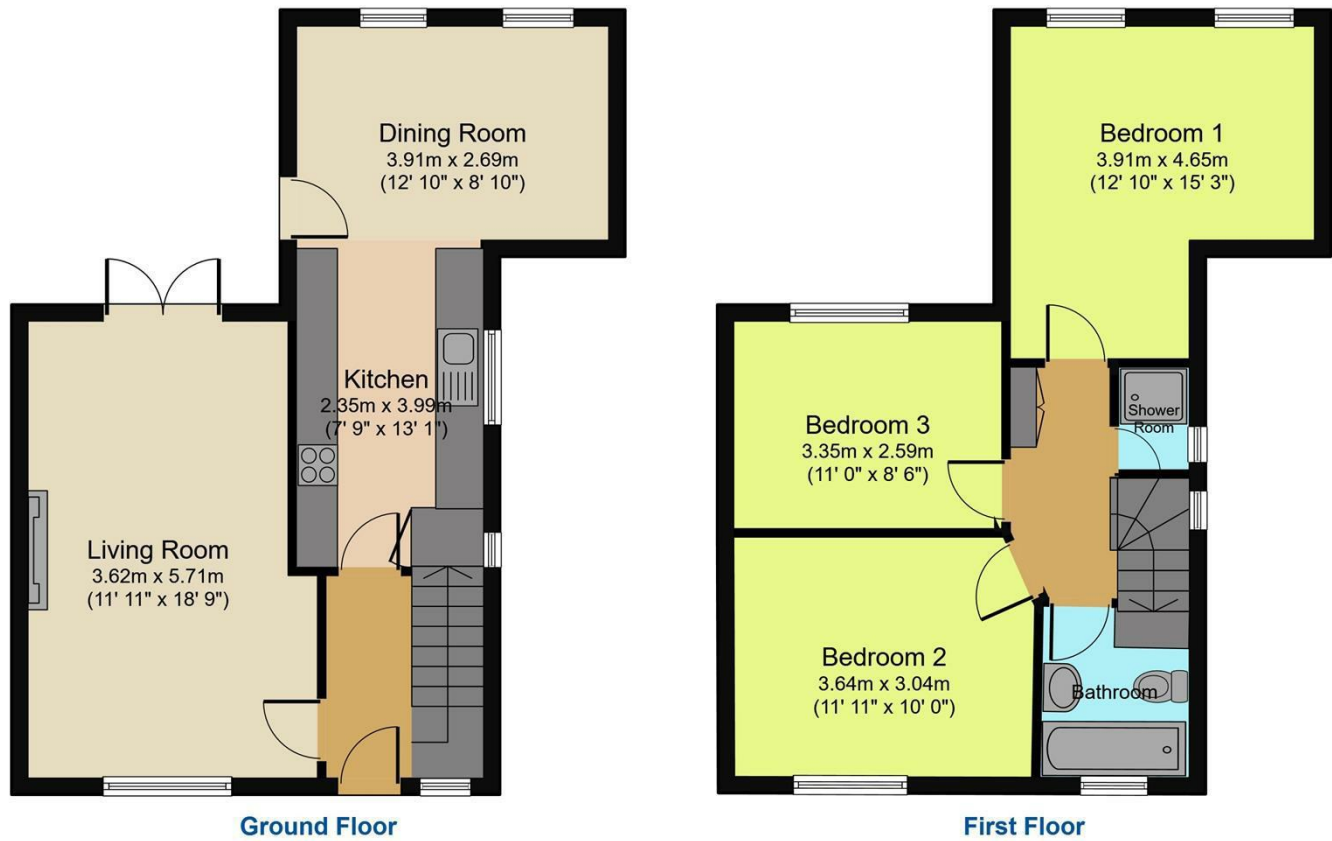
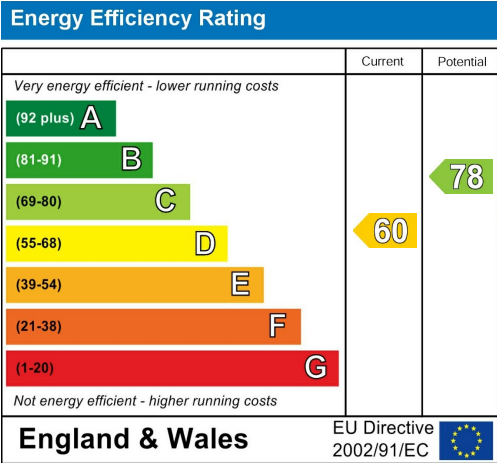




Created using Vision Publisher™



Directions

See Mapping.



Viewing arrangements

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

Grasmere Road, Bradford, BD2 4HX
Offers In The Region Of £230,000

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.



**** EXTENDED FAMILY HOME ** 3 DOUBLE BEDROOMS ** TWO RECEPTION ROOMS ** SUBSTANTIAL PLOT ** AMPLE OFF-STREET PARKING ** IDEAL FAMILY HOME ** QUIET CUL-DE-SAC LOCATION ** CLOSE TO LOCAL AMENITIES ** STUNNING EXTENSIVE VIEWS **** This extended three bedroom semi-detached family home offers deceptively spacious living accommodation with further potential S.T.P.P, extensive views and gardens to the rear, early internal viewings are highly recommended!

An entrance hall provides a warm welcome into the home providing access to the lounge, kitchen and stairs to the first floor, space for coats and shoes with a gas central heating and hard wood flooring. The main reception room provides generous living accommodation naturally lit via a double glazed window to front and French patio doors to the rear also comprising a feature solid marble fire surround with mantle over, gas CH, and hardwood flooring. The kitchen is fitted with a base units with worksurfaces over, an integral electric

oven and gas hob, tiled splashbacks, space and plumbing for washing machine, dishwasher and fridge freezer, a sink and drainer, double glazed window to side and open flow into the dining room. The dining room has ample space for family dining or to be used as a snug with gas central heating, two double glazed windows to rear and a door to the rear garden.

The first floor landing provides access to all rooms on the first floor with a loft hatch. The first floor boasts three double bedrooms all fitted with double glazing, gas central heating with bedroom 1 & 3 having beautiful unrivalled views to the rear across Bradford. A family bathroom is part tiled and comprises a bath, w/c, and wash hand basin, with the addition of a separate shower room with a shower cubicle.

Externally, the property benefits from ample off-street parking and gardens to front and rear. The rear garden is substantial in size with private patio seating areas and large mature gardens, providing space for a family garden!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Extended Three Bedroom Family Home In Sought After Cul-De-Sac Location With Substantial Gardens And Extensive Views To Rear.

Rating authority
Borough Council Tax Band C

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