



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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

Rosedale Fold, Bradford, BD10 9FG
Offers Over £170,000

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.



Rosedale Fold, Bradford, BD10 9FG

 1  3  1

**** MODERN SEMI DETACHED PROPERTY**
**** 3 BEDROOMS ** CUL-DE-SAC ** DINING KITCHEN ** NO CHAIN! ** GOOD SIZE REAR GARDENS ** PARKING **** Wonderful opportunity If you're a growing family or looking for your first home - then this could be the house for you!!! This modern 3 bedroom semi detached house benefits from gas central heating, PVCu double glazing and alarm system. Situated in a popular location and Built Circa 2012 this offers a fabulous FAMILY HOME.

The accommodation provides a light and neutrally decorated hallway benefiting from downstairs W/C. The spacious lounge has a light and colourful décor with double glazed window adding plenty of light. Double doors open into the modern dining kitchen with light beech units, contrasting worktops and ceramic wall and wood flooring. Appliances include brushed chrome gas hob, electric oven, extractor unit and plumbed for washing machine. The dining space overlooks the rear garden with patio doors offering rear access.

First floor landing offers loft access and to the house bedrooms. Master double bedroom with radiator and carpet flooring. Bedroom two offers a second double at present a guess room and bedroom three currently used as a home office however can offers a generous single. Adjacent is a bright and tiled family bathroom with white three piece suite comprising of panel bath with shower, hand wash basin and push button WC with wood effect laminate flooring.

Externally is a well maintained front garden with a selection of hardy perennials and a tarmac driveway offers off road parking for two cars. The rear garden has a paved patio with timber shed and grassed lawn with feature raised planters to the rear and enclosed by timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home. No Chain!

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