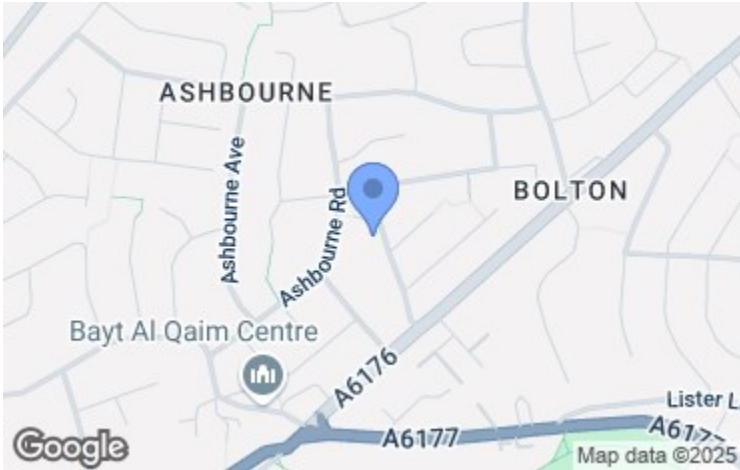




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Kingsdale Crescent, Bradford, BD2 4DD
Offers In The Region Of £175,000

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.

**** NO ONWARD CHAIN ** IDEAL FAMILY HOME ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** OFF-STREET PARKING ** GENEROUS GARDEN TO REAR ** C/HEATED & DOUBLE GLAZED ****
This delightful semi-detached house provides generous living accommodation throughout with superb potential, ideal for young families and first time buyers alike.

The property comprises:- Access is through a uPVC door into the entrance hallway with C/H radiator, PVCu window to the front elevation, light oak laminate floor & carpet stairs, coved ceiling, under stairs storage. Access to all rooms & spindled balustrade to first floor landing.

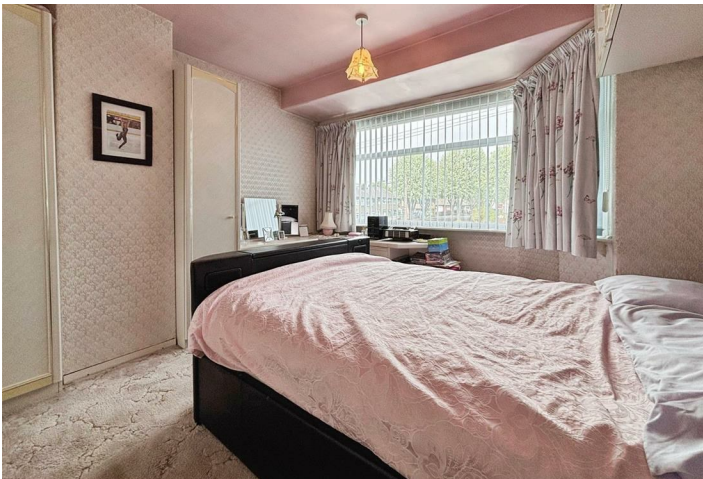
The living room is bright and airy with a PVCu picture half bay window allowing an abundance of natural light to flow through, there is a feature Adams style surround with granite hearth and gas fire, light papered walls, coved ceiling, wall lights and light oak laminate flooring. A second reception room sits to the rear aspect offering space for dining with oak

laminate flooring, gas central heating and a double glazed window over-looking the rear garden.

The kitchen has a range of light wall and base units, tiled splashbacks, inset stainless steel sink and drainer, an integral electric oven with gas hob and extractor over, space and plumbing for fridge freezer and washing machine, gas central heating radiator, uPVC door and double glazed window to side and rear.

Upstairs you will find the 3 bedrooms and family bathroom. Bedrooms 1 & 2 are doubles with PVCu windows with vertical blinds, C/H radiator & carpet flooring. Bedroom 1 has fitted wardrobes and dresser. Bedroom 3 is a single room. The bathroom is a fully tiled with a bath and shower over, pedestal sink, low flush W.C. and wet room vinyl flooring.

Externally, the property enjoys a substantial plot with gardens to front and rear, off-street parking and a detached garage with power and lighting.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three Bedroom Semi-Detached Home With Off-Street Parking & Generous Gardens Ideal For First Time Buyers & Young Families Alike.

Rating authority
Borough Council Tax Band B

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 authorized and regulated by the Financial Conduct Authority.

Tenure
Freehold