



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.

Farleton Drive, Bradford, BD2 3PS
Offers In The Region Of £140,000

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.



Farleton Drive, Bradford, BD2 3PS

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**** 3 BEDROOM SEMI DETACHED FAMILY HOME ** SPACIOUS LOUNGE ** OFF-STREET PARKING ** IDEAL FOR FIRST TIME BUYERS ** POTENTIAL FOR EXTENSION SUBJECT TO PLANNING ****
Located in the popular residential area of Fagley close to a wealth of amenities including reputable schools, shops and a direct transport link into the city centre.

Property briefly comprises; PVCu door entrance into spacious living room having a large picture window allowing plenty of natural light, Oak mantel with tiled back & hearth surround, cornice ceiling, decorative ceiling moulding and ceiling roses and finished with laminate oak flooring. The kitchen consists of range of light oak base and wall units with complimentary work surfaces and matching splashbacks, space for range cooker, fridge & freezer, washing machine as well as space for dining table and chairs. Finished with grey cushion flooring and giving access to rear garden.

The master bedroom is a double with large

picture window, central heating radiator and fitted wardrobes. Similarly, the second bedroom is also a double with space for wardrobes and central heating radiator. The third bedroom is a generous sized single, fitted curtain pole at the window, central heating radiator and carpet flooring. The house bathroom comprises of a white 3 piece suite in white, bath tub with over electric shower and push button W.C. Finished with ceramic wall & floor tiling.

Additionally, the front of the property benefits from a patio area and garden. The rear garden providing space for a potential extension subject to planning permission. The rear of the property has a low maintenance yard with outside storage/stables.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well Presented Three Bedroom Semi-Detached Family Home
Ideal For First Time Buyers & Young Families Alike...

Rating authority
Borough Council Tax Band A

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