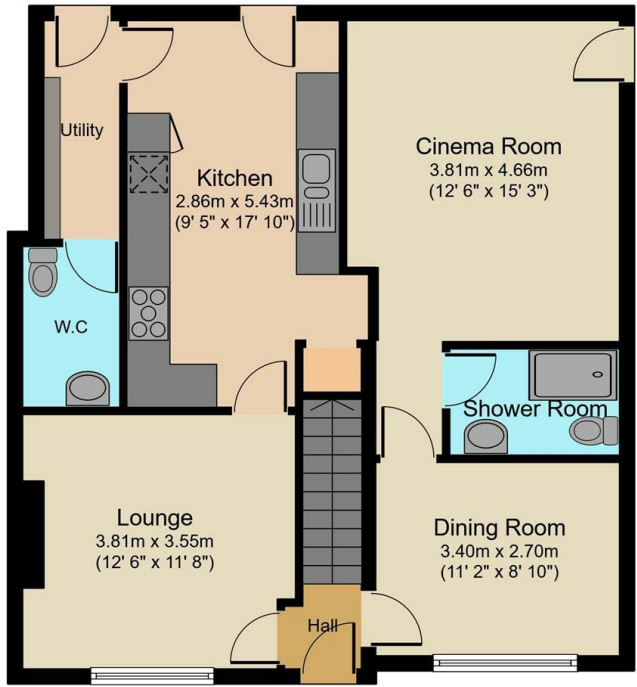
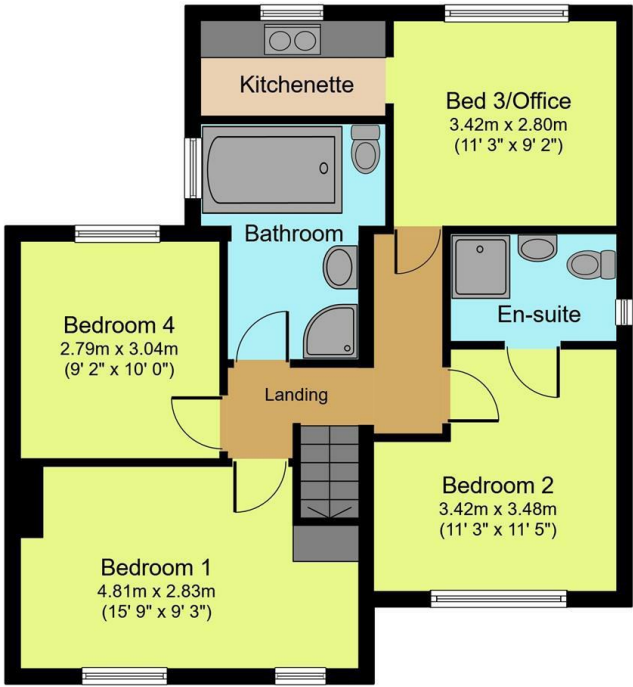


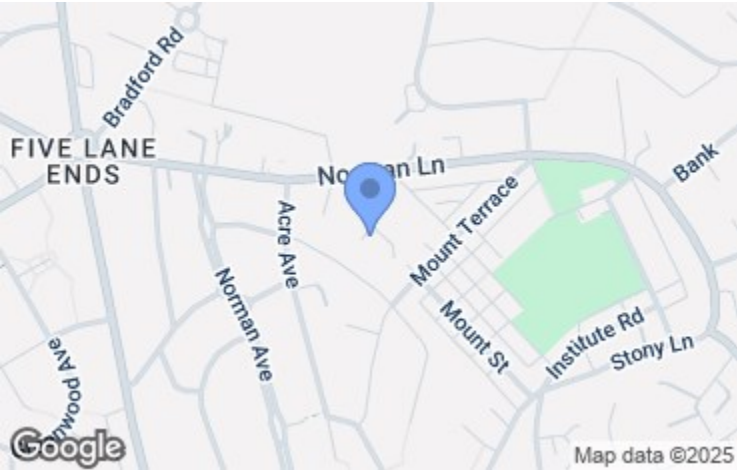
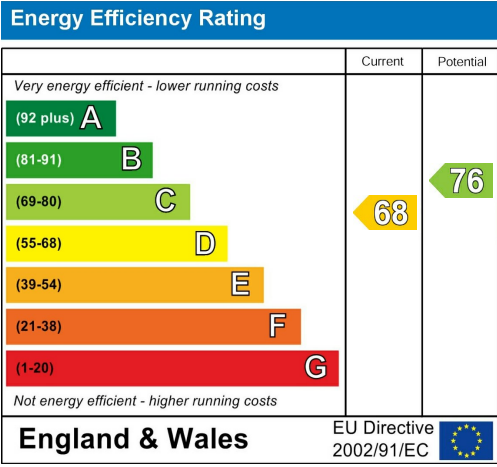


Ground Floor



First Floor

Created using Vision Publisher™



Directions

See Mapping.



Viewing arrangements

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

Mount Grove, Bradford, West Yorkshire BD2 2JL  
Offers Over £325,000

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.





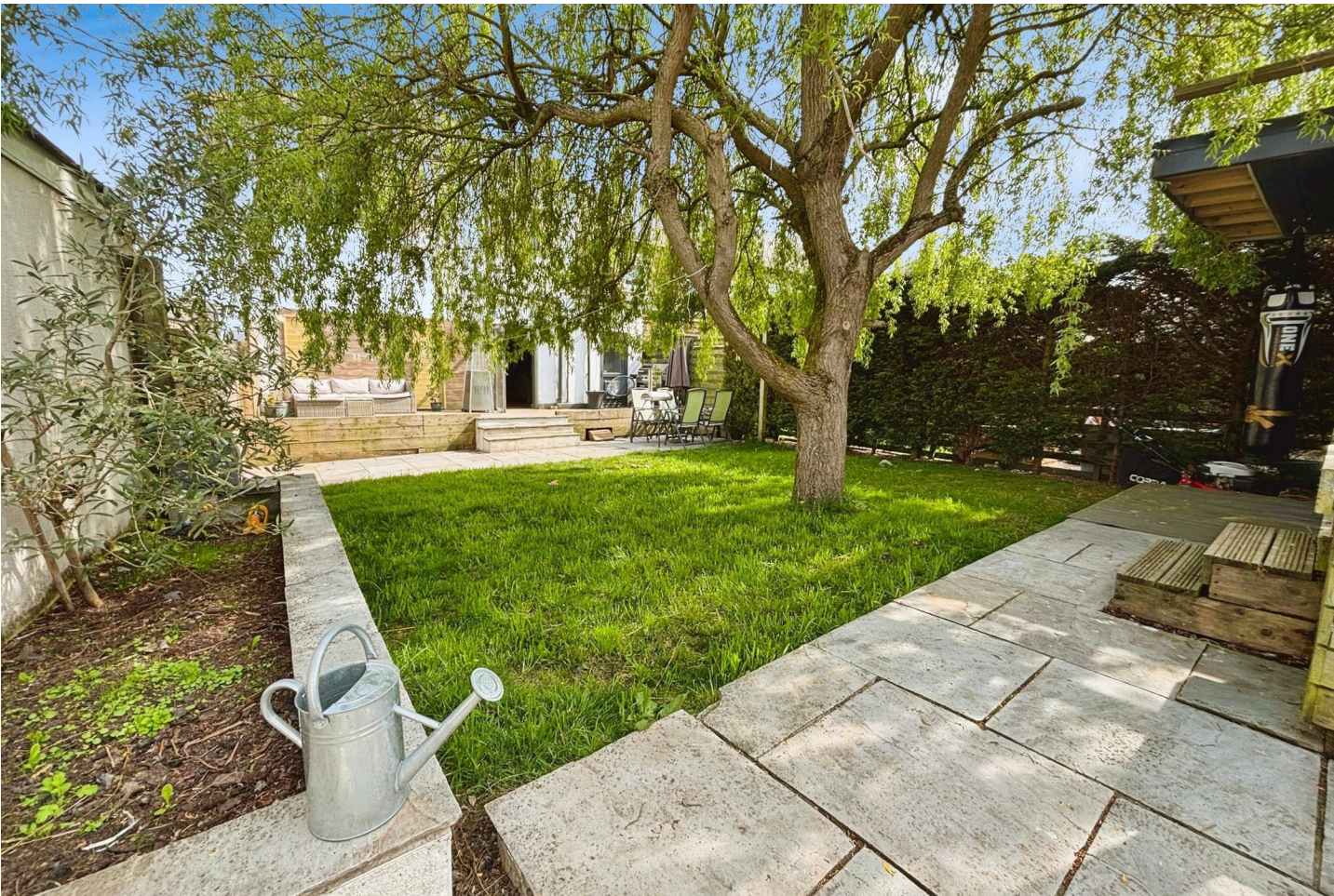
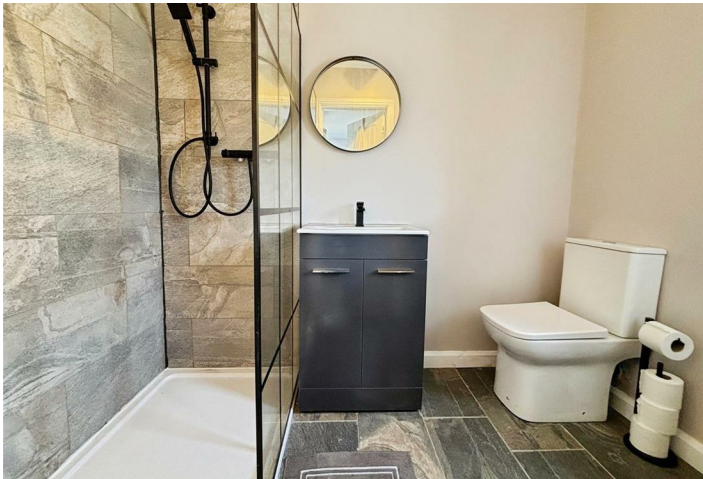
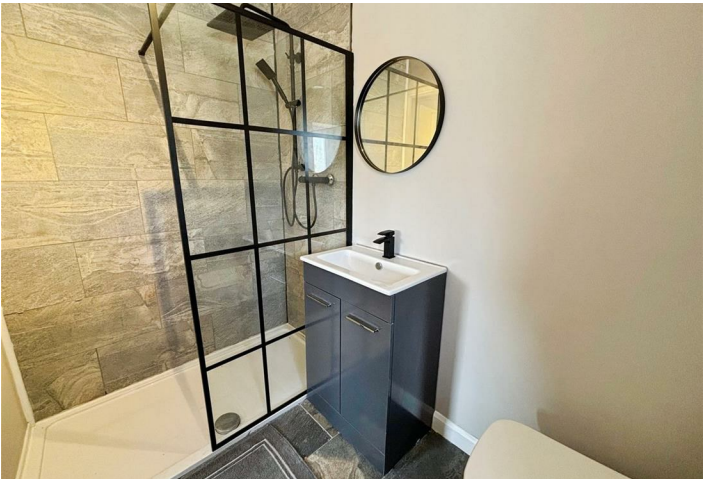
**\*\* 4/5 DOUBLE BEDROOMS \*\* THREE BATHROOMS \*\* PERFECT FAMILY HOME \*\* POTENTIAL FOR FURTHER EXTENSION S.T.P.P \*\* POPULAR RESIDENTIAL LOCATION \*\* GENEROUS PLOT WITH SUBSTANTIAL GARDENS \*\* FLEXIBLE LIVING ACCOMMODATION \*\* PARKING, GARAGE & EV CHARGING \*\*** A larger than average family home situated on a quiet cul-de-sac close to an array of local amenities, well-regarded schools and excellent transport links, ideal for families offering flexible living accommodation over two floors.

The ground floor comprises of an entrance hall leading to two separate reception rooms, currently used as a lounge and separate dining room. A third reception room is situated to the rear aspect of the ground floor currently utilised as a cinema and entertainment room but could easily be used as a downstairs double bedroom with access to the side elevation and its own newly installed modern shower room with w/c and wash hand basin. The kitchen, accessed via the lounge is fitted with a range of modern gloss

wall and base units with wooden work surfaces over, integral oven, hob, fridge/freezer, a sink and drainer, access to a utility room and the rear garden.

The first floor landing leads to 4 double bedrooms and family bathroom. All bedrooms are fitted with gas central heating, double glazing and carpeted flooring. Bedroom two features its own newly fitted en-suite shower room with w/c and wash hand basin, with bedroom three, currently being used as an office and has a small kitchenette fitted, which could be further utilised. The spacious family bathroom is fully tiled and comprises a four piece suite consisting of a shower cubicle, jacuzzi bath, w/c and wash hand basin.

Externally, the property enjoys a generous plot with parking to the front and side leading to a detached garage with power and lighting, and the addition of an EV charging point. The enclosed rear garden has raised patio seating areas, lawn, a purpose built gym/office space and fenced borders creating ample privacy.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

A Large Than Average Family Home Offering Flexible Living Accommodation And Superb Potential For Further Extension S.T.P.P.

Rating authority  
Borough Council Tax Band B

Services

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Tenure  
Freehold