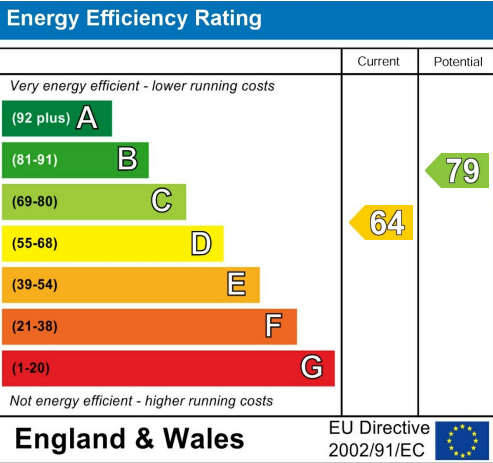


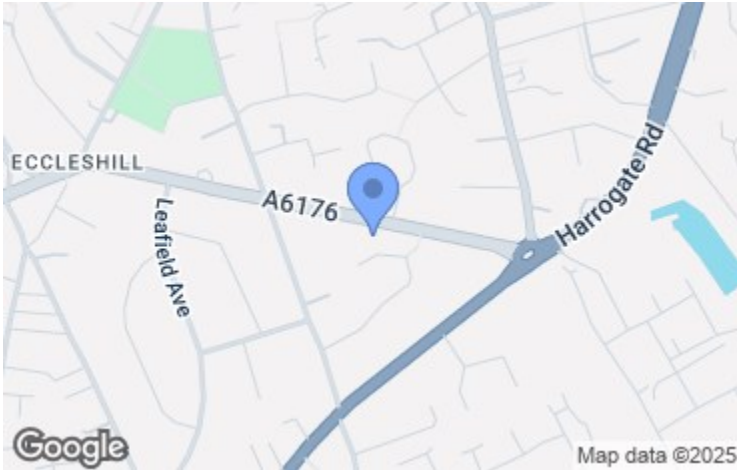


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Viewing arrangements

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



Directions

See Mapping.



Pullan Avenue, Bradford, BD2 3RN
Offers In The Region Of £350,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



Pullan Avenue, Bradford, BD2 3RN

 2  4  2

**** SUBSTANTIAL DETACHED HOME ** 4 BEDROOMS ** 3 RECEPTION ROOMS ** CONSERVATORY TO THE REAR ** DESIRABLE LOCATION ** GENEROUSLY SIZED THROUGHOUT ** NO ONWARD CHAIN ****

This attractive detached property offers both size & charm boasting three large reception rooms & four bedrooms! All presented to a high standard offering ready to move into accommodation. The property is situated in the popular location of Eccleshill close to a wealth of amenities, reputable schools & handily positioned close to the Leeds Bradford boarder making it an ideal base for commuting.

The accommodation briefly comprises: Entrance hall, ground floor W.C, spacious lounge benefiting from a wall mounted plasma style fire, large picture window allowing lots of natural light to flow in complemented by light neutral décor. The second reception is also a generous size with duel aspect windows creating a light & airy feel. Good sized dining room finished with light fresh décor sliding patio doors open into the conservatory with views across the garden.

The well equipped kitchen consists of a modern range of base & wall units in white gloss with complementary worksurfaces, stainless steel sink with mixer taps & tiled splash backs. Integrated tower oven, ceramic hob with over head extractor hood, space for free standing fridge freezer, integrated microwave & plumbed for a washing machine.

The four bedrooms are situated on the first floor alongside the family bathroom, two of the bedrooms are generous doubles & both benefiting from a array of fitted wardrobes. The third & fourth bedrooms are very good sized doubles. The family bathroom consists of a four piece suite in white with chrome fittings, vanity wash basin, large shower cubicle, storage cupboard & finished with floor to ceiling tiling in white.

Externally the property benefits from a driveway leading to a single detached garage, wrap around garden to all sides with both lawn & paved areas with mature planted borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Unique Four Bedroom Detached House Offering A Perfect Family Home To The Market With No Onward Chain...

Rating authority
Borough Council Tax Band E

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