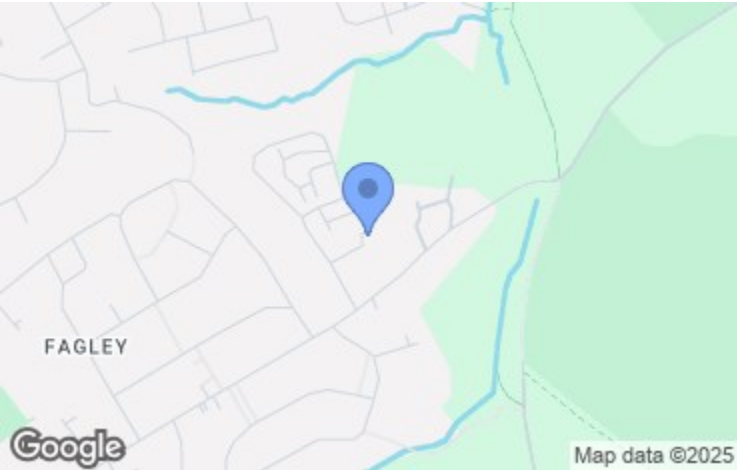




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping

Cherry Tree Place, Bradford, BD2 3FB
Offers In The Region Of £185,000

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.

**** BEAUTIFULLY PRESENTED SEMI-DETACHED ** TWO DOUBLE BEDROOMS ** DOWNSTAIRS W.C ** CONTEMPORARY FINISH THROUGHOUT ** GENEROUS LANDSCAPED GARDEN ** AMPLE OFF-STREET PARKING ** IDEAL FOR FIRST TIME BUYERS ** QUIET CUL-DE-SAC LOCATION **** A modern, two double bedroom semi-detached home with a generous private rear garden, ample off-street parking, an ideal purchase for first time buyers and young professionals alike.

The ground floor entrance hall leads to the stairs to the first floor and lounge including a built in storage cupboard. The lounge is naturally lit via a double glazed window to front also comprising a gas central heating radiator, laminate flooring and access to the dining kitchen. The open plan dining kitchen sits to the rear elevation with uPVC patio doors leading into the rear garden. The kitchen is fitted with a range of modern wall and base units with complimentary work surfaces over, an integral electric oven with hob and extractor fan over,

space and plumbing for washing machine and fridge freezer, a sink and drainer and double glazed window over. Space for a dining table and downstairs w/c.

The first floor landing gives access to two double bedrooms and family bathroom. The main double bedroom comprising a double glazed window to front, gas central heating radiator, space for a dressing table and/or desk and built in storage over the bulkhead. The second double provides an outlook over the rear garden featuring wall to wall built in wardrobes with mirrored sliding doors and gas central heating. A part tiled family bathroom includes a three piece suite consisting of a bath with shower over, w/c, wash hand basin, gas central heating and frosted double glazed window to rear.

Externally, the property has a driveway to the side providing parking for multiple cars. To the rear, a private and beautifully landscaped garden with a patio, artificial grass, decked seating area with pergola, space for shed, fenced border and mature backdrop.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Immaculate Semi-Detached Home With Two Double Bedrooms, Generous Rear Garden & Ample Off-Street Parking Ideal For First Time Buyers & Young Professionals 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 authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold