



Viewing arrangements

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

Directions

See Mapping.

Scholars Walk, Bradford, BD2 3AF
Offers In The Region Of £270,000

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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.



BEAUTIFUL DETACHED FAMILY HOME **
3 BEDROOMS ** SPACIOUS LOUNGE **
MODERN DINING KITCHEN ** 2
BATHROOM ** GUEST CLOAK ** PRIVATE
GARDEN ** DRIVE & GARAGE ** Well
presented detached property offers both space &
style, situated in a popular residential location
close to local amenities & reputable schools.

The accommodation comprises: Composite door
leads into welcoming entrance hall with light
oak herringbone floor, spindle balustrade, access
to all rooms and guest cloak with W.C. and
hand wash. Spacious lounge is complemented
by fresh neutral décor with picture bay window,
coved ceiling, bevel glazed internal doors, Inset
Plasma fire to media wall and finished with
carpet floor.

The modern dining kitchen consists of a range
of base & wall units in gloss Ivory with
complementary grey Ash square edge
worksurfaces, composite sink with mixer tap &
pearl glazed tiled splash backs. Integrated
brushed chrome oven & microwave 4 burner

gas hob with over extractor hood, integrated
dishwasher and tumble dryer. Ample space to
accommodate a dining table & chairs with patio
doors opening out into the lovingly maintained
rear garden. Finished with dark Ash laminate
flooring.

3 bedrooms are situated on the first floor
alongside the family bathroom, the generous
master benefits from fitted mirrored sliding
wardrobes, light décor with grey carpet & well
equipped en-suite shower room. A further
double bedroom & an ample sized single room,
all finished with light modern décor. The family
bathroom comprises of a 3 piece suite in white
with chrome fittings, over power shower &
finished with part tiled walls & cushion floor.
Drop down ladder leads to occasional attic room
with velux window and carpet floor.

Externally front garden benefits from decorative
pebbles, steps to front canopy, tarmac drive
offering off road parking leading to a detached
garage. The rear garden has paved patio area,
laid lawn with a second timber decked patio
area, fully enclosed by timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful 3 Bedroom Detached Home Set In A Quiet
Location With Occasional Fourth Bedroom.

Rating authority
Borough Council Tax Band D

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