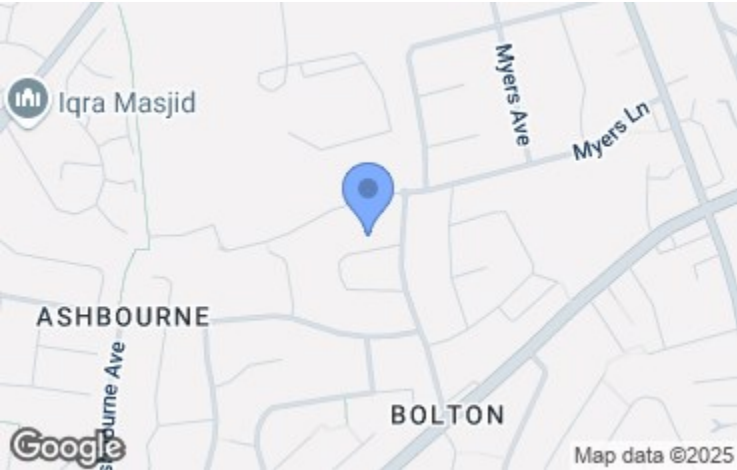




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Grove House Crescent, Bradford, BD2 4EQ
Offers In The Region Of £180,000

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.

**** 3 BEDROOMS ** SEMI-DETACHED ****
QUIET CUL-DE-SAC LOCATION ** IDEAL
FAMILY HOME ** PERFECT FIRST TIME
BUY ** WELL-PRESENTED THROUGHOUT
**** POPULAR RESIDENTIAL LOCATION ****
EXCELLENT TRANSPORT LINKS ** WELL-
REGARDED SCHOOLS NEARBY ** This three
bedroom semi-detached family home is situated
in a prime residential location ideal for first time
buyers, young professionals and families alike.

A uPVC door to front leads into a spacious
entrance hall leading to the lounge, kitchen and
stairs to first floor featuring hard wood flooring,
panelled walls and under stair storage cupboard.
A through lounge diner is naturally lit via uPVC
double glazed picture windows to both front and
rear, with a feature gas fireplace with marble
surround and mantle over, a panelled wall,
hardwood flooring, gas central heating and
ample space for family dining. The kitchen is
fitted with a range of wall and base units and
complimentary worksurfaces over, an integral
electric oven with gas hob and extractor hood
over, integral washing machine and

dishwasher, a sink and drainer, space for fridge
freezer, built in breakfast bar, gas central
heating and window to rear and door to side.

The first floor landing provides access to three
bedrooms and family bathroom. The main
bedroom sits to the front elevation with gas
central heating radiator, the second double with
gas central heating and a double glazed window
over-looking the rear garden. The third
bedroom offers space for a single bed with
storage built over the bulkhead, gas central
heating and double glazed window to front. A
modern family bathroom is fully tiled and
comprises a white three piece suite including
bath with shower over, wash hand basin and
w/c, also featuring a chrome heated towel rail
and frosted double glazed window to rear.

Externally, the property benefits from a lawn
garden to the front with flower beds and mature
hedge border, the rear being low maintenance
patio offering a private garden and detached
garage for storage.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three Bedroom Semi-Detached Family Home Situated In A Popular
Residential Area Close To Local Amenities And Schools.

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