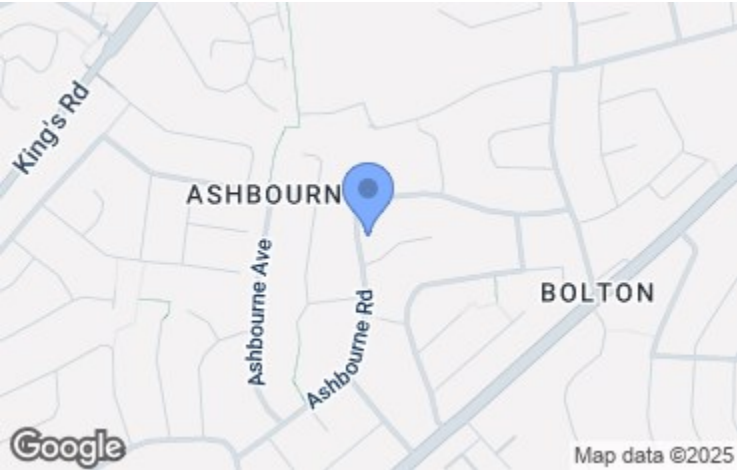




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



Viewing arrangements

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

Directions

See Mapping.

Ashbourne Road, Bradford, BD2 4DL  
Offers In The Region Of £140,000

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.





Ashbourne Road, Bradford, BD2 4DL

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**\*\* 3 BEDROOMS \*\* SEMI-DETACHED \*\* IDEAL FIRST TIME BUY \*\* POTENTIAL BUY TO LET INVESTMENT \*\* OFF-STREET PARKING \*\* ENCLOSED REAR GARDEN \*\* CONVENIENTLY LOCATED \*\* GAS CENTRAL HEATING \*\*** A three bedroom semi-detached home, well-presented throughout with off-street parking and a generously proportioned enclosed garden to the rear, ideal for first time buyers and buy to let investors alike.

A uPVC door to front leads to an entrance hall giving access to a lounge diner, kitchen and family bathroom. The lounge is naturally lit via windows to front and rear also comprising a gas fireplace with wooden mantle over, gas central heating, ample space for a dining table, finished with neutral décor and laminate flooring. The kitchen is fitted with a range of wall and base units, space for undercounter fridge and freezer, plumbing for gas cooker and washing machine, a tiled splash back, sink and drainer, window to side, built in pantry cupboard, access to the rear garden via a PVCu door to rear. A fully tiled

bathroom comprises a white three piece suite consisting of a wash hand basin, w/c and half bath and shower over.

The first floor landing provides access to three bedrooms. A generous main double bedroom with windows to front and rear and gas central heating radiator. Two further bedrooms, one formally the original bathroom provide ideal space for younger family members, guests and/or home office with gas central heating and windows.

Externally, the property benefits from ample off-street parking to the front and a low maintenance garden with a path to the main door, side access to the rear and fenced borders. The rear garden comprises a beautifully maintained lawn, two patio seating areas, a large storage shed, raised flowerbed surrounds and fenced borders.

Early internal inspection is heavily recommended!



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Three Bedroom Semi-Detached Home, Ideally Located Near Local Amenities & Schools, A perfect First Time Buyer Home.

**Rating authority**  
Borough Council Tax Band A

**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