



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(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.



Intake Road, Bradford, BD2 3NQ
Offers In The Region Of £280,000

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.



Intake Road, Bradford, BD2 3NQ

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**** ONE OF A KIND PROPERTY **** 4/5
EXTENDED SEMI-DETACHED **
SUBSTANTIAL FAMILY HOME ** OOZING
WITH CHARACTER ** MULTIPLE RECEPTION
ROOMS ** BEAUTIFULLY LANDSCAPED
GARDEN ** PURPOSE BUILT GARDEN ROOM **
POTENTIAL FOR ANNEXE CONVERSION
S.T.P.P ** This charming semi-detached family home presents a rare opportunity for those seeking a spacious and character-filled residence. With 4/5 bedrooms and multiple reception rooms, this property is perfect for families looking for room to grow.

Upon entering, you are greeted by a welcoming entrance hall that leads to two generous reception rooms. The heart of the home is the open-plan dining kitchen fully equipped with modern wall and base units, integral appliances, a Range style cooker, plumbing for washing machine and dishwasher, this room seamlessly connects to a third reception room, downstairs w/c, rear garden and annexe hallway. This layout is perfect for modern living, allowing for easy interaction among family members and guests. The ground floor also has access to a staircase leading to a versatile annexe bedroom with walk in wardrobe and Jack &

Jill access to the main family bathroom.

The first floor comprises a landing that leads to two well-proportioned double bedrooms, the main bedroom with built-in wardrobes & storage room. The family bathroom, designed with convenience in mind, offers Jack and Jill access to the annexe bedroom. Ascend to the attic conversion, where you will find another double bedroom complete with built-in storage.

Externally, the property boasts ample off-street parking and beautifully landscaped gardens to both the front and rear. The rear garden is particularly impressive, featuring a patio and raised seating area, a tranquil pond, and a garden shed. A purpose-built garden room, equipped with power and lighting, currently serves as a music studio, adding to the versatility of this delightful home.

The house is fully fitted with gas central heating and uPVC double glazed windows throughout.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Deceptively Spacious 4/5 Bedroom Extended Semi-Detached Family Home With Accommodation Over Three Floors, Flexible Living Accommodation, Ideal For Large Families.

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