

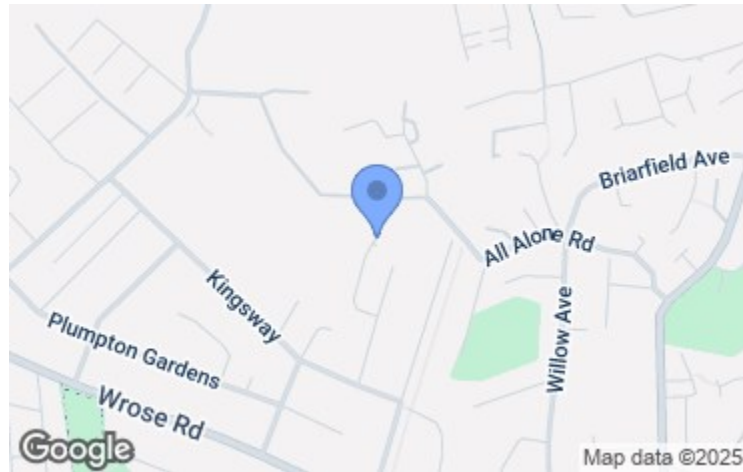
Ground Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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@wwstateagents.com



### Directions

See Mapping.



**Kentmere, Bradford, BD2 1NY**  
**Offers In The Region Of £335,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.





**\*\* 2 DOUBLE BEDROOMS \*\* TRUE BUNGALOW \*\* DECEPTIVELY SPACIOUS \*\* IMMACULATE FINISH \*\* AMPLE OFF-STREET PARKING \*\* NO ONWARD CHAIN \*\* DESIRABLE CUL-DE-SAC \*\* PRIVATE REAR GARDEN \*\* POPULAR RESIDENTIAL LOCATION \*\*** An immaculate semi-detached bungalow offers a perfect blend of comfort and style. With two spacious double bedrooms, this larger-than-average true bungalow is ideal for those looking to downsize without compromising on space.

Entrance hall leads to all rooms and includes a built-in cloak cupboard and convenient access to the attic. The breakfast kitchen, features an array of wall and base units, along with integral appliances such as an electric double oven, microwave, gas hob, and extractor fan, a fridge/freezer, washing machine, dishwasher and a sink with drainer, all finished with tiled splashbacks and under-plinth lighting, creating a warm and inviting atmosphere.

The expansive L-shaped living room is perfect

for both relaxation and entertaining, complete with a gas fire, fireplace & brushed stainless steel surround. LED spotlights. The room is carpeted for comfort and benefits from gas central heating radiators, while uPVC double glazed sliding doors lead into a charming conservatory, providing additional reception space with lovely views of the garden.

The main double bedroom is generously sized and features built-in wardrobes, drawers, and a dresser, while the second bedroom, currently utilised as a home office, is also a comfortable double. A fully tiled family bathroom is fitted with a four piece suite including bath, separate shower cubicle, wash hand basin with vanity unit under and w/c.

Externally, the property boasts a well-maintained lawned garden to the front, complemented by a driveway that offers ample off-street parking, leading to a detached garage with an up-and-over door. The private rear garden is a true highlight, mainly laid to lawn with a patio seating area, perfect for enjoying the outdoors in a tranquil setting.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Two Bedroom Semi-Detached True Bungalow, Larger Than Average With A Conservatory Extension, Off-street Parking For Multiple Vehicles And Offered To The Market With No Onward Chain.

Rating authority  
Borough Council Tax Band D

Services

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Tenure  
Freehold