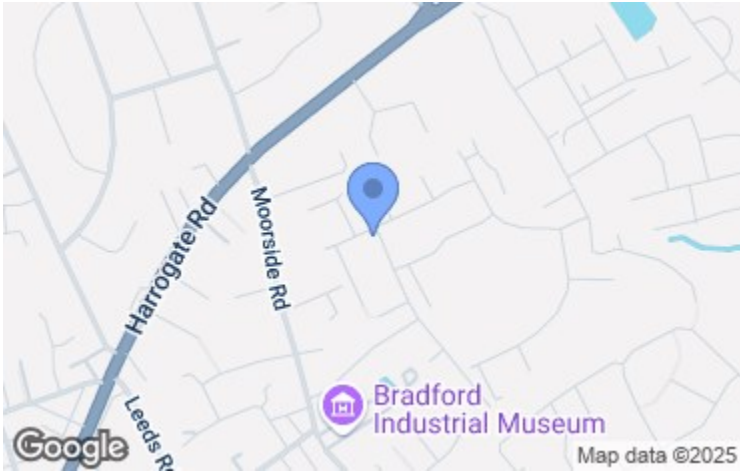


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See Mapping.



Quarry Bank Road, Bradford, BD2 3GL
Offers In The Region Of £255,000

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.

**** THREE DOUBLE BEDROOMS SEMI-DETACHED ** NEWLY BUILT ** PERFECT FAMILY HOME ** WELL PRESENTED THROUGHOUT ** ACCOMMODATION OVER THREE FLOORS ** STUNNING COMTEMPORARY FINISH ** HIGH SEPCIFICATION FIXTURES & FITTINGS **SITUATED ON A CORNER PLOT ** PRIVATE DRIVEWAY **** An impressive three bedroom semi-detached home fitted with high level specification offering a generously spacious and contemporary living space.

Accommodation comprises an entrance hall with downstairs w/c, stairs leading to the first floor and access to an impressive a modern kitchen/diner comprises modern fitted soft closing units and drawer pack with complimentary solid worktops and splashbacks, branded electric oven with gas hob and extractor fan over, integral fridge freezer, washing machine, dishwasher, a sink and drainer, recessed downlighting finished with tiled flooring. The living room comprises of an impressive modern media wall with built-in

electric fire place with carpet finish and patio door leading to the rear garden.

A light and airy landing leads to three double bedrooms with en-suite shower room to the master and family bathroom, all rooms fitted with double glazed windows, and built in wardrobes. The family bathroom is part tiled with modern ceramic and comprises white sanitary ware basin pedestal, thermostatic bath filler with overhead showerhead. chrome single lever basin with popup waste and heated towel rail, the en-suite matching with a shower cubicle, white sanitary ware and chrome single lever basin.

Externally the property has a generous enclosed garden to rear mainly laid to lawn with fenced borders, a tiled seating area, electric point, outside tap with off-street parking to the rear.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Stunning Three Bedroom Semi-Detached New Build Finished To A Modern & High Specification With A Desirable Location.

Rating authority
Borough Council Tax Band C

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