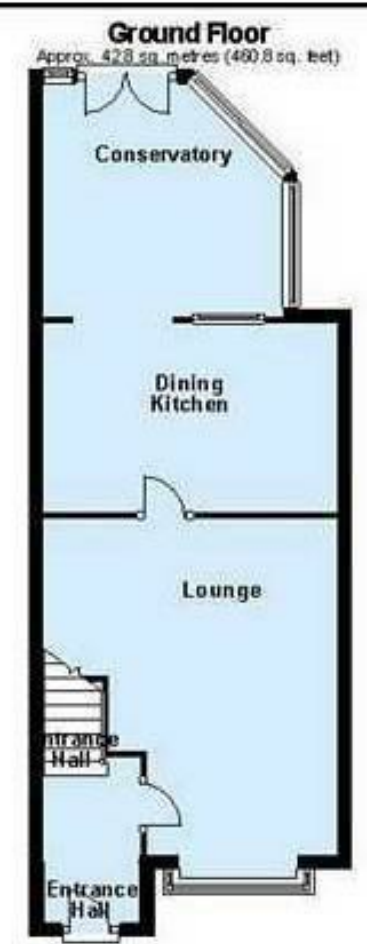
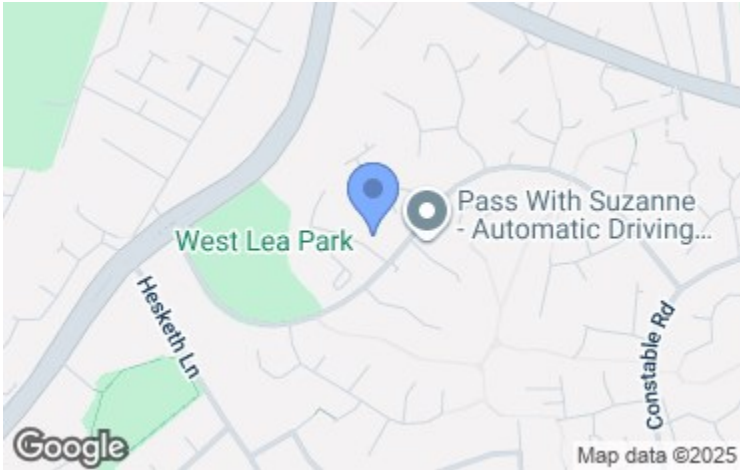




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.

Heatherdale Road, Wakefield, WF3 1NE
Offers In The Region Of £245,000

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.



**** 3 BEDROOM SEMI-DETACHED ****
IMMACULATE CONTEMPORARY FINISH
THROUGHOUT ** PERFECT FAMILY HOME **
RECENTLY REFURBISHED ** CONSERVATORY
TO THE REAR ** DESIRABLE LOCATION **
GENEROUSLY SIZED THROUGHOUT ** A
deceptively spacious semi-detached property,
situated in a highly popular residential area with
convenient motorway access. Having three
bedrooms and an open plan conservatory it would
be perfect for first time buyers or growing families.

Situated in a highly sought after residential area
this three-bedroom semi-detached property is
beautifully presented and tastefully decorated
throughout. A viewing is essential to fully
appreciate everything this fabulous family home
has to offer.

The accommodation briefly comprises; - spacious
entrance hall with stairs rising to the first floor,
deceptively spacious large living room, full width
dining kitchen which is open plan to the
conservatory and is an ideal dining area. The
kitchen has fitted wall and base units, ample
worktop space and integrated appliances include; -
four ring gas hob, gas oven. Free standing washing

machine and American style fridge freezer.

On the first floor there are two double bedrooms
and a good sized single, the front facing main
bedroom has built in wardrobes and a useful
storage/linen cupboard. The family bathroom is
fully tiled and has a modern three-piece suite
comprising; - with walk in electric shower over, WC
and wash basin. The landing provides access to the
semi boarded loft.

Externally, the low maintenance rear garden is a
mixture of lawn and two decking areas providing
the perfect space for relaxing. To the front is small
lawn and side driveway offer ample off-street
parking of multiple cars leading to the detached
garage.

Disclosure in accordance with Section 21 of the
Estate Agents Act 1979: We hereby declare that the
seller of this property is a connected person, as
defined by the Estate Agents Act 1979. The
property is owned by a member of staff employed
by WW Estates.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Immaculate Three Bedroom Extended Semi-Detached Family Home
Recently Renovated Throughout Brought To The Market.

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