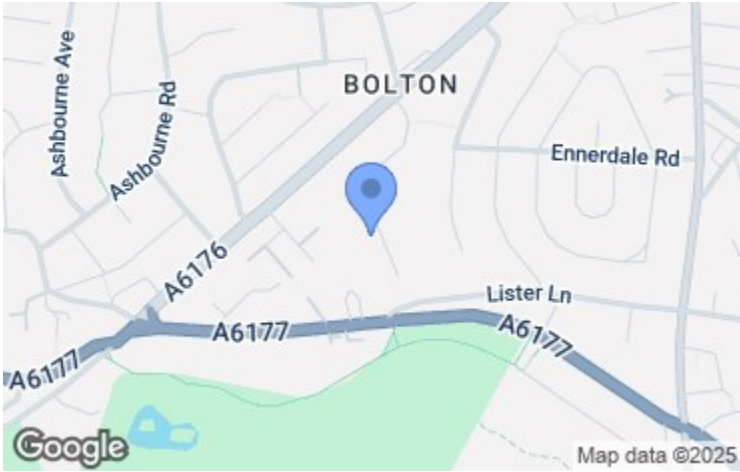




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



Viewing arrangements

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

Directions

See Mapping...

Derwent Road, Bradford, BD2 4HR  
Offers In The Region Of £170,000

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.





Derwent Road, Bradford, BD2 4HR

 1  2  1

**\*\* 2 BEDROOMS \*\* TRUE BUNGALOW \*\*  
GENEROUS GARDENS \*\* OFF-STREET  
PARKING \*\* POTENTIAL TO  
EXTEND/CONVERT S.T.P.P \*\* NEW  
KITCHEN & BATHROOM \*\* QUIET CUL-DE-  
SAC LOCATION \*\*** This semi-detached true  
bungalow offers 2 well-proportioned bedrooms  
and a contemporary bathroom, this true  
bungalow is perfect for those seeking a low-  
maintenance lifestyle.

Enter through a composite door to front in the  
entrance hall leading to all rooms internally.  
The spacious lounge, positioned at the front of  
the property naturally lit via a double glazed  
window to front also comprising a feature  
fireplace. The newly fitted kitchen is a standout  
feature, equipped with a range of wall and base  
units, integral appliances, plumbing for washing  
machine, electric oven with a gas hob. A  
window overlooks the rear garden, and a door  
provides convenient access to the side of the  
property. There is ample space for a family  
dining table.

The main bedroom is a generous double,  
offering a peaceful view of the rear garden,  
while the second bedroom serves as a versatile  
space, perfect for guests or as a study. The  
contemporary bathroom is beautifully designed  
with part-tiled walls and flooring, featuring a  
white three-piece suite that includes a bath with  
a shower over, a wash hand basin with a vanity  
unit, and a w/c.

Externally, the property sits on a generous plot  
with a well-maintained front garden, complete  
with lawn and flowerbeds. A side driveway  
provides ample parking and leads to a detached  
garage equipped with power and lighting. The  
substantial rear garden, various patio seating  
areas, a lawn, and mature plants, perfect for  
outdoor relaxation.

With modern yet neutral décor throughout, gas  
central heating, and PVCu double glazing, this  
bungalow is ready for you to move in and make  
it your own.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Two Bedroom Semi-Detached True Bungalow With No Kitchen &  
Bathroom, Off-street Parking & Large Garden To Rear.

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