

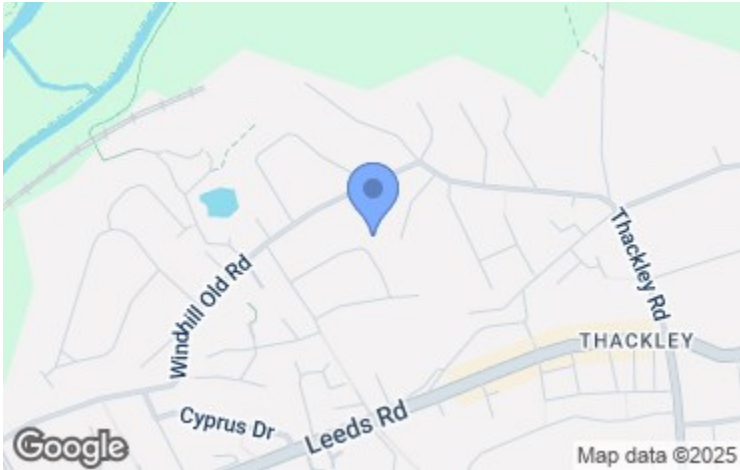
Jowett Park Crescent, BD10

Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069421)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



Directions

See Mapping.

Viewing arrangements

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



Jowett Park Crescent, Bradford, BD10 oSX
Offers In The Region Of £245,000

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.



Jowett Park Crescent, Bradford, BD10 0SX

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**** 3 BEDROOMS ** IDEAL FAMILY HOME**
**** 2 RECEPTION ROOMS ** LARGE GARDENS ** DRIVE & GARAGE ****
POTENTIAL TO EXTEND ** Spacious 3 bedroom semi-detached family home offers a delightful blend of comfort and potential. With 2 reception rooms, this property is perfect for family living and entertaining. Side entrance storm porch with a secondary door into inner hallway leading to all rooms.

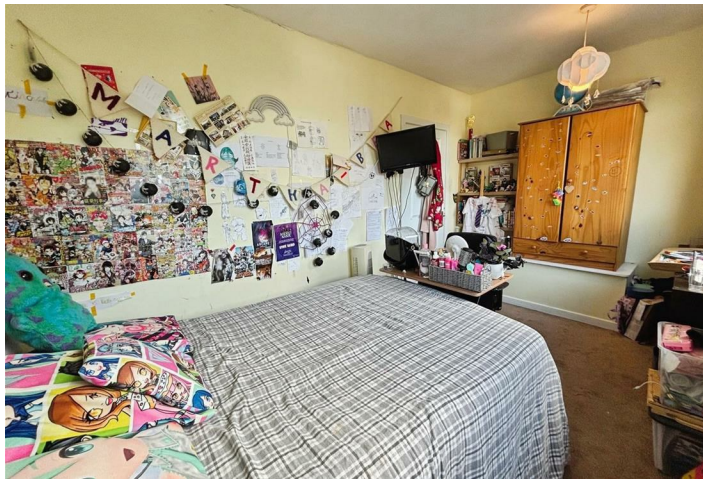
To the ground floor we have a spacious lounge has a modern fire surround with a granite hearth & back, inset living flame gas fire, decorative arched niche's with storage, fitted carpet and front picture window. Archway leads into second reception/dining room have light décor with oak laminate floor and access to rear decked patio area.

The modern kitchen has a range of Dove grey handleless base and wall units with complimentary square edge worktops, Integrated brushed chrome oven, halogen hob and extraction chimney, Integrated dishwasher,

plumbed for washer and space for fridge/freezer. Finished with tower radiator, recessed LED lighting & Vinyl floor. The family bathroom has a modern 3-piece suite, comprising 'L shaped tub with over shower and splash screen, chrome waterfall taps, hand wash pedestal and low level push button W.C. fully tiled wall & floor.

Staircase rises to the first floor bedrooms offering 3 double bedrooms, with fitted storage to bedroom 2 light décor and carpet flooring.

Externally to the front access is Indian stone pave way's and patio, laid lawn with a raised wall with planted borders, to the rear of the property we have driveway with off-street parking leading to detached garage, paved patio, timber decked patio and a secondary timber decked area with balustrade giving ample space for children to play or for hosting gatherings, with the potential for further extension, subject to planning permission.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful Family Home With Ample Room To
Extend S.T.P.P.

Rating authority
Borough Council Tax Band

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