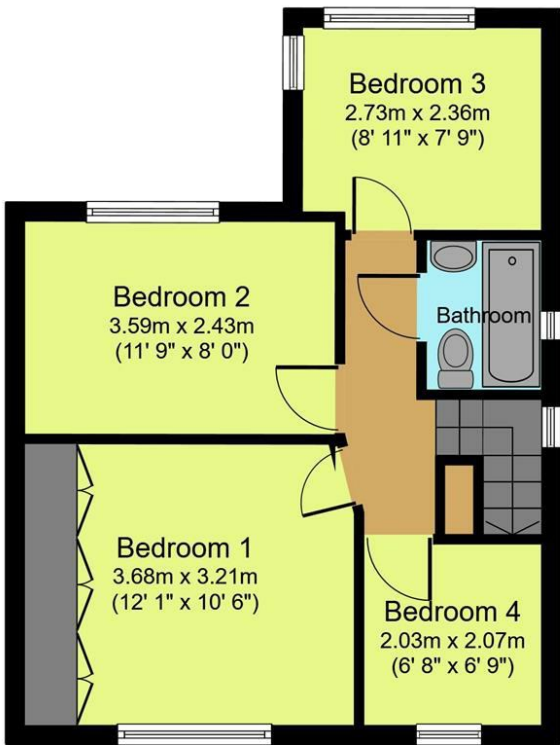
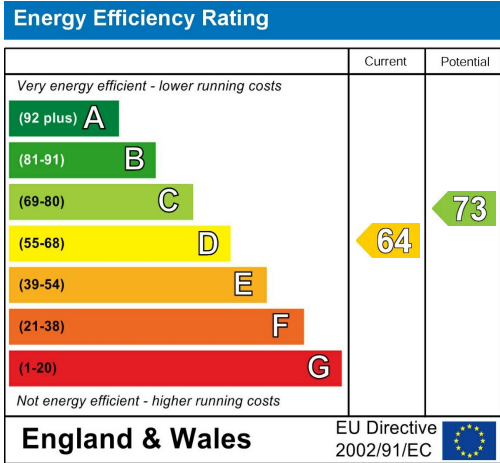


Ground Floor



First Floor

Created using Vision Publisher™



Viewing arrangements

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



Directions

See Mapping.



Killinghall Drive, Bradford, BD2 4RX
Offers Over £200,000

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.



Killinghall Drive, Bradford, BD2 4RX

 2  4  1

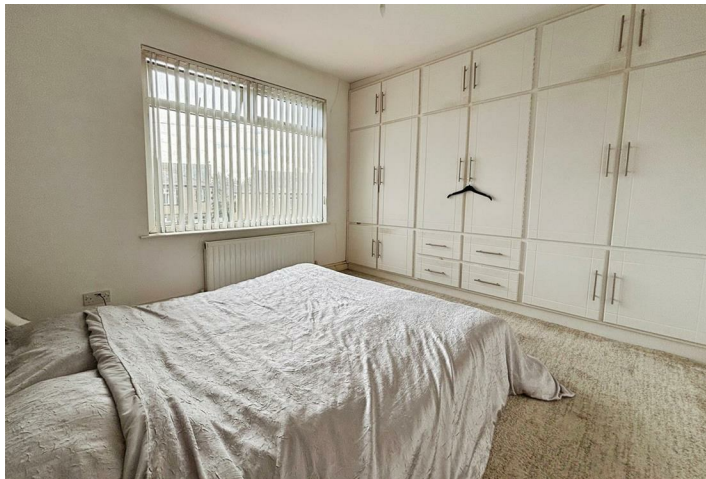
**** FOUR BEDROOMS ** EXTENDED SEMI-DETACHED ** OFF-STREET PARKING ** ENCLOSED GARDEN TO REAR ** IDEAL FAMILY HOME ** SPACIOUS LOUNGE ** CONSERVATORY ** GAS C/H & DOUBLE GLAZING **** An extended four bedroom semi-detached family home situated within a popular residential area with off-street parking and large garden to rear offering potential to extend further S.T.P.P.

The ground floor comprises an entrance hall leading to a generously proportioned lounge featuring a double glazed window to front, spot lighting, decorative cornicing, gas central heating, carpeted flooring, double doors leading to the conservatory. The kitchen is also accessed from the entrance hall, fitted with a range of black gloss wall and base units, integral electric oven with gas hob and extractor fan over, space and plumbing for fridge freezer and washing machine, sink and drainer, access to rear garden and conservatory, finished with laminate flooring. The conservatory offers extra reception space with gas central heating and

laminate flooring.

The first floor landing has a drop down ladder leading to a boarded loft and leads to four bedrooms and family bathroom. The property benefits from three double bedrooms with neutral décor, carpeted flooring, double glazing, gas central heating and built in wardrobes. The fourth single bedroom is currently used as a dressing room with double glazing to front and a gas central heated radiator. The family bathroom is fully tiled and equipped with a bath and electric shower over, wash hand basin, w/c, heated towel rail and window to side.

Externally, the property benefits from off-street parking for multiple vehicles to the front and a generous, enclosed and secluded rear garden. The garden is mainly laid to lawn with a patio seating area and fenced borders. The garden offers ample space for extension subject to planning permission.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Extended Four Bedroom Semi-Detached Family Home With Off-Street Parking, Close To Local Amenities & Excellent Transport Links.

Rating authority
Borough Council Tax Band B

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