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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(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		88



Viewing arrangements

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

Directions

See Mapping.



Crag View, Bradford, West Yorkshire BD10 9HB
Offers Over £180,000

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.



Crag View, Bradford, West Yorkshire BD10 9HB



STUNNING THREE BEDROOM SEMI DETACHED HOME WITH PANORAMIC VIEWS!! Located in the popular residential area of Eccleshill close to a wealth of amenities including reputable schools, shops and a fantastic transport link into Leeds and Bradford.

Property briefly comprises of; entrance hallway with access to the integral garage, ground floor utility room with drainer sink, plumbing for washing machine and separate W.C, which benefits from under stair storage.

On the first floor you have a neutrally decorated lounge area with carpet flooring and central heating radiator. French doors open out into the modern dining-kitchen area which offers a good range of wall and base units with complimentary work top surfaces, drainer sink with mixer taps, integrated oven and extractor, plumbing for dishwasher and space for a fridge freezer.

Double glazed French doors lead out from the dining-kitchen to the spacious rear garden with

patio area progressing onto an enclosed garden lawn, providing plenty of space for summer BBQs and entertaining.

The master bedroom is a generous double, neutrally decorated and offering room for wardrobe storage. Jack and Jill bathroom with part tiling and three piece suite in white, overhead shower and stainless steel taps. The second bedroom also a double, has carpet flooring as well as central heating radiator and double glazed windows. Bedroom three is a large single room, currently used as a study and would make a great nursery for growing families.

Externally the property offers beautifully scenic hilltop views, a driveway and also an integral garage for additional storage to the front of the property.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Central Heating and Double Glazing Throughout.

Rating authority
Borough Council Tax Band

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold