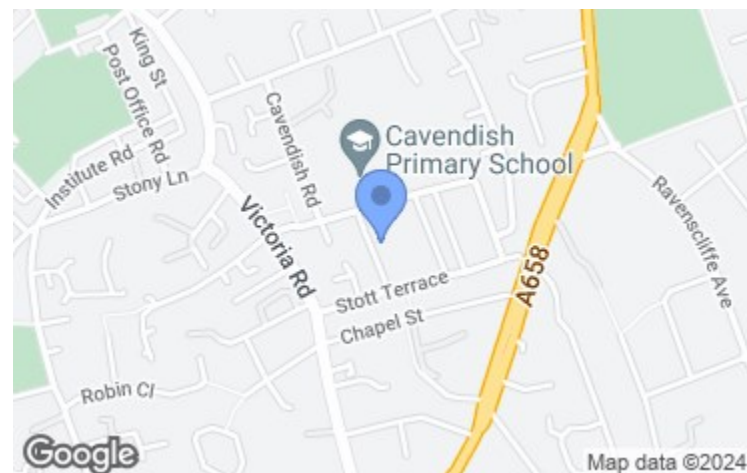




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	68	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.



Hall Avenue, Bradford, BD2 2DT
Offers In The Region Of £250,000

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.



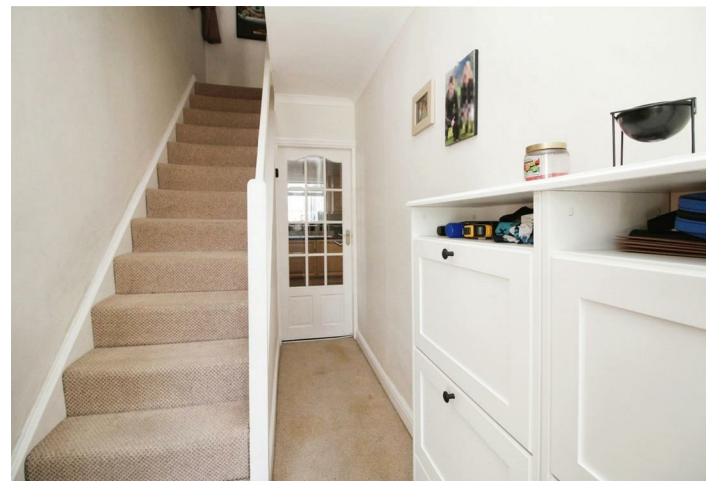
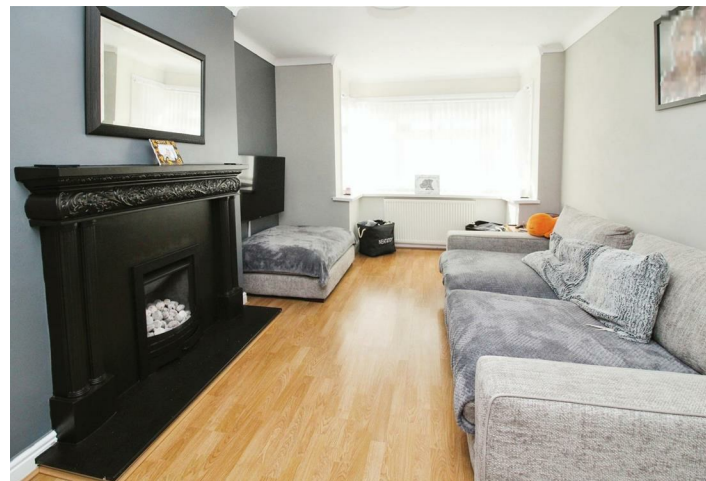
STUNNING EXTENDED THREE BED SEMI-DETACHED ** GREAT LOCATION ** SUPERIOR FINISH ** SPACIOUS LOUNGE & KITCHEN ** NEW BOILER ** DINING ROOM & SNUG ** DRIVEWAY ** LARGER DETACHED GARAGE ** UTILITY-SAUNA - SHOWER ROOM ** BEAUTIFUL LARGE GARDEN. A truly beautiful well designed family home benefits from a good location and is perfectly situated for excellent local schools, amenities & transport links.

Welcomed by a light and neutrally decorated entrance hall with carpeted staircase you are lead into the kitchen. Spacious lounge with bay window, vertical blinds, cornice, feature surround with inset living flame fire on marble hearth, Oak laminate flooring, Georgian French glazed doors open to dining room again with Oak laminate and step down to the extended snug with French doors opening onto rear Indian slate patio. The kitchen with a selection of quality units and appliances offers the perfect space for cooking and entertaining! Integrated dishwasher, fridge, stainless steel double oven,

halogen hob and extraction chimney, complimentary worktops with bowl & half enamelled sink and mixer tap. useful pantry storage.

First floor landing offers loft access and to the house bedrooms. Bedroom one has fitted light robes with storage units, drawers and dresser. Second double bedroom with light decor & robes and an ample size third. The family bathroom is fully tiled with mahogany sink vanity unit, W.C. bath tub with over gas power shower.

Externally is a low maintenance block paved driveway offering off road parking with access to side and through to rear garden. Beautiful well maintained rear garden with Indian slate patio and path, lawn with mature planted borders, raised stone seating area, larger than average detached garage with electric door & side entrance, utility, sauna, and shower room. New fascias, soffits, PVC cladding & aluminium seamless gutters (fitted in 2017).



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Extended Semi-Detached double glazed central heated.

Rating authority
Borough Council Tax Band

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

Tenure
Freehold