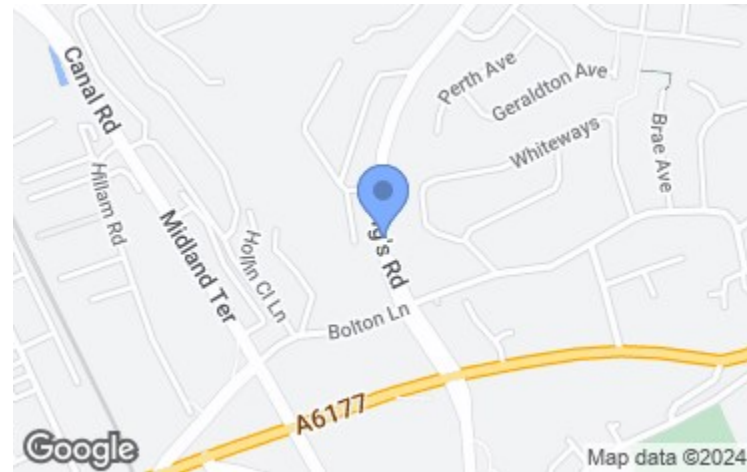




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	76
	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

see mapping



Kings Road, Bradford, West Yorkshire BD2 1DY
Offers Over £190,000

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.



Kings Road, Bradford, West Yorkshire BD2 1DY



**** 3 BEDROOMS ** 2 RECEPTION ROOMS ** PRIVATE PLOT ** FAR REACHING VIEWS ** SUBSTANTIAL UNDER HOUSE STORAGE ** MODERN KITCHEN ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ** PARKING FOR 2 CARS ****

This is a well presented 3 bedroom semi-detached property benefitting from very private front & rear gardens, substantial under house storage, some spectacular views over Bradford City and a peaceful location.

The property briefly comprises:- Access is through a uPVC front door into the entrance hallway from where you can access the living room, kitchen and the stairs to the first floor landing.

The living room features an inset, living flame gas fire, cornice ceiling decor, wall lights and double doors leading to the dining room.

The dining room has ceiling spots and wall lighting, patio doors leading onto a terrace with spectacular views over Bradford City and an archway leading to the kitchen.

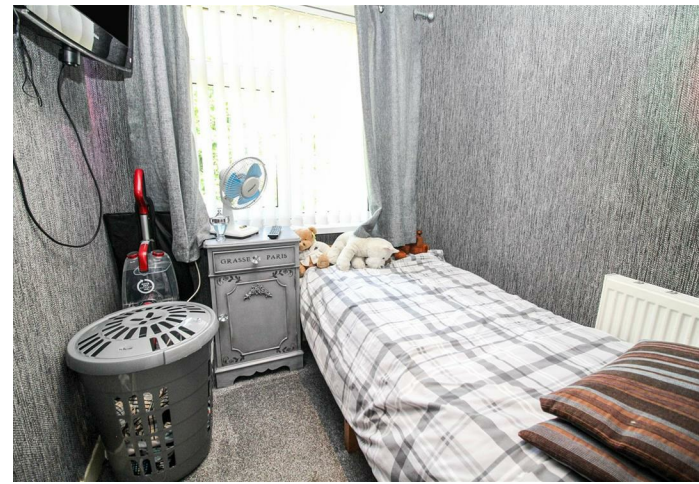
The kitchen is fitted with a range of wall and base units in Beech with contrasting dark work tops and matching splash back panels. There is an integrated oven, gas hob with extractor over, stainless steel sink with mixer tap, a breakfast bar, space for a fridge and is finished with ceiling spots and laminate flooring.

Upstairs you will find 3 bedrooms, 2 of which are doubles and a further single, along with the family bathroom.

The bathroom comprises:- A three piece suite in white panelled bath with shower over, pedestal sink, low flush WC, chrome ladder towel rail, decorated with tiling to two wall and finished with cushion flooring.

Outside to the front there are well maintained gardens with a lawn, pavement and well stocked borders with mature plants - all screened by mature trees beyond, creating a very private front space.

To the rear of the property we have the access to the very useful and substantial under house storage which also has the plumbing for the washing machine. There are private gardens and parking for 2 cars.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is 3 bedroom semi-detached property with 2 reception rooms, very private gardens, extensive under house storage, parking sitting in a quiet location.

Rating authority
Borough Council Tax Band C

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