

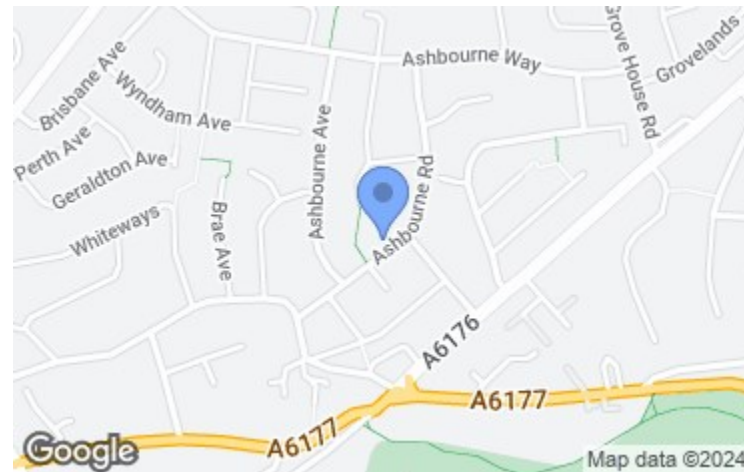
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

see mapping



Ashbourne Road, Bradford, BD2 4AH
Offers Over £140,000

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.



Ashbourne Road, Bradford, BD2 4AH



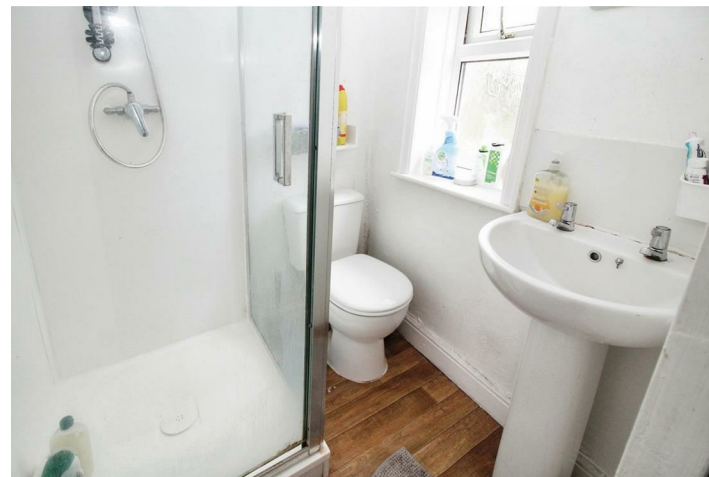
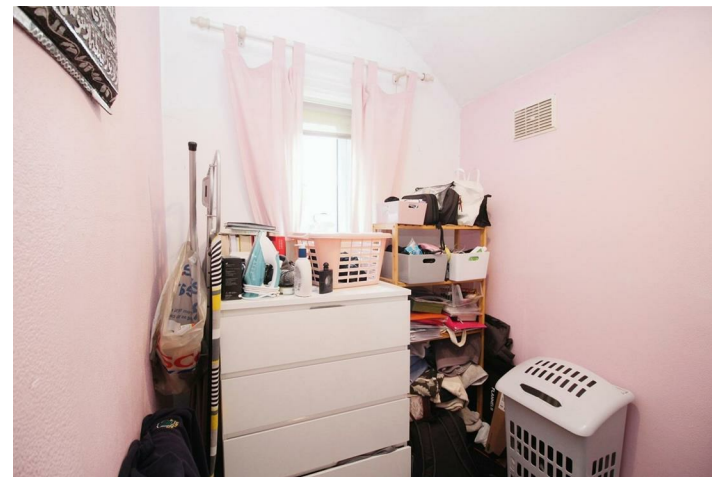
**** SEMI-DETACHED ** 3 BEDROOMS ** 2 MODERN BATHROOMS ** LARGE REAR GARDEN ** OFF ROAD PARKING ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ****

This is a 3 bedroom semi-detached property with 2 modern bathrooms, off road parking and a large rear garden which is located close to good schools & local amenities.

The property briefly comprises:- Access is through a uPVC door into the entrance vestibule which leads into the living room.

The living room is bright and airy with its Bay window and light decor. It also has cornice ceiling and is finished with carpet flooring.

The kitchen is fitted with a range of wall and base units in a light grey shaker style with contrasting dark work tops and complementary white splash back tiling. There is an integrated oven, gas hob with extractor over, a stainless steel sink with mixer tap, plumbing for a washing machine, a useful pantry, an exit door and is finished with cushion flooring. There is also access to the ground floor bathroom.



The bathroom comprises:- three piece suite in white including panelled bath, pedestal sink, push button WC and a chrome ladder towel rail. There is white wall tiling and the floor is beige tiling.

Upstairs you will find the 3 bedrooms with bedroom 1 being en-suite. 2 of the bedrooms are doubles with the third being a generous single.

The en-suite shower room comprises:- square shower cubicle, pedestal sink unit, push button WC and is finished with Teak flooring.

Outside to the front, there is a lawned garden and a driveway providing off road parking. To the rear there is a larger than average garden which is predominantly laid to lawn, with patio, access to the under house storage and some border shrubs.

THIS PROPERTY OFFERS GREAT VALUE FOR MONEY IN THIS EVER POPULAR AREA



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a 3 bedroom semi-detached property with 2 modern bathrooms, off road parking and a large rear garden, located close to good schools & local amenities.

Rating authority
Borough Council Tax Band B

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