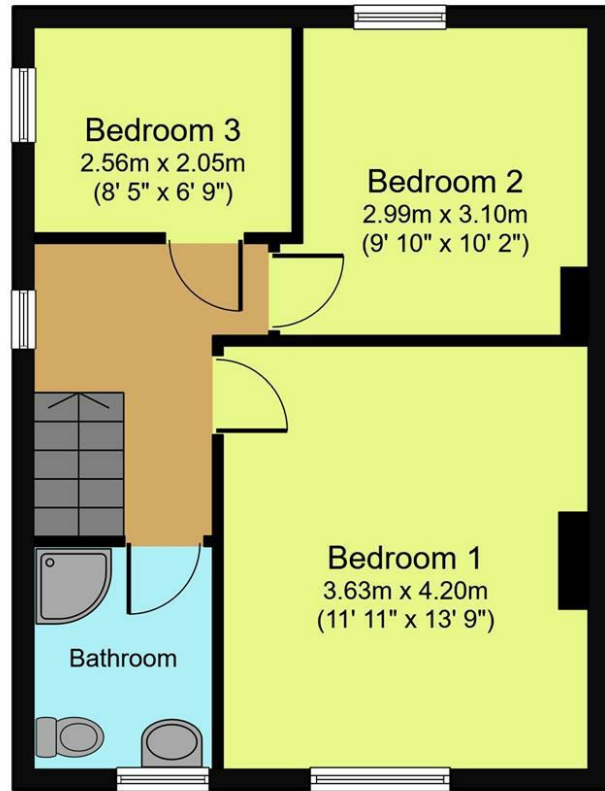


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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@wwstateagents.com



Directions

see mapping



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.



Leeds Road, Bradford, BD2 3LD
Offers Over £145,000



Leeds Road, Bradford, BD2 3LD



**** SEMI-DETACHED ** 3 BEDROOMS ** 2 RECEPTION ROOMS ** PARKING ** NO ONWARD CHAIN ** READY TO MOVE INTO ** WELL PRESENTED ** FIRST TIME BUYERS AND YOUNG FAMILIES ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ****

This is a 3 bedroom semi detached property with 2 reception rooms and off street parking which is being offered with no onward chain.

The property briefly comprises:- Access is through a uPVC door into the entrance hallway which leads to all downstairs rooms.

The kitchen is fitted with a range of wall and base units in gloss white with chrome handles, contrasting dark work tops and complementary white resin splash backs. There is a composite sink with mixer tap, plumbing for a washing machine, space for a cooker with extractor over and finished with cushion flooring.

The living room has a feature electric fire with

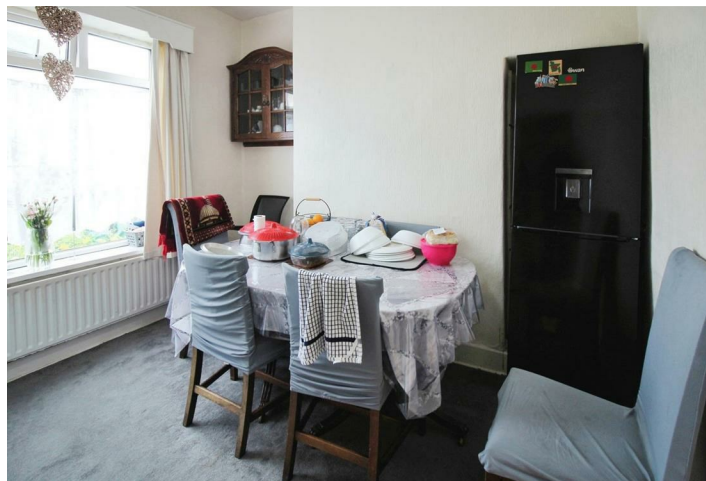
Adams style surround, granite insert and hearth, coving ceiling decor and carpet flooring. The dining room is a good size, has a large picture window and is finished with carpet flooring.

Upstairs you will find the three bedrooms - two doubles, both with fitted wardrobes, with the third being a generous single.

The bathroom comprises:- Three piece suite in white including an oversized shower cubicle, pedestal sink and push button WC. The walls are re part tiled and the room is finished with cushion flooring.

Outside to the front there is a garden with driveway, providing off road parking which is enclosed by stone wall and wrought iron gates. To the rear there is a private garden with a greenhouse which is enclosed by timber fencing.

Gas central heating & uPVC double glazed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
This is a 3 bed semi -detached property offering excellent value for money in a popular location

Rating authority
Borough Council Tax Band A

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