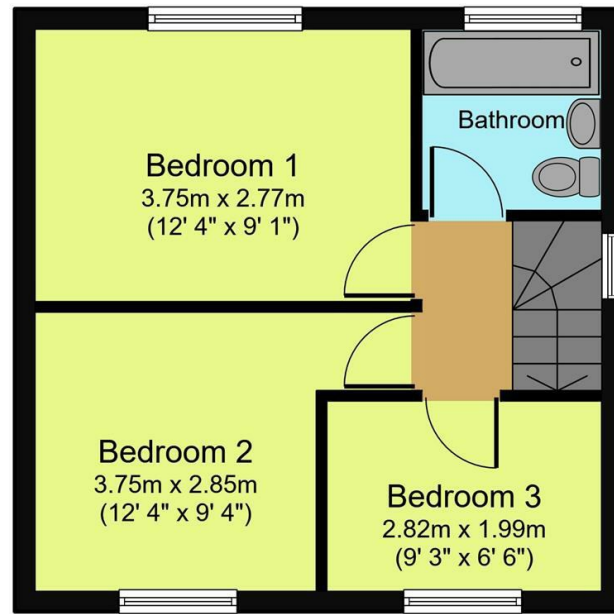


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79

Viewing arrangements

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



Directions

see mapping



**Queens Rise, Bradford, BD2 4BS
Offers In The Region Of £165,000**

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.



Queens Rise, Bradford, BD2 4BS



**** SEMI DETACHED ** 3 BEDROOMS ** QUIET CUL-DE-SAC LOCATION ** CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES ** AMPLE PARKING ** IN NEED OF SOME MODERNISATION ****

This is a 3 bedroom semi detached property located in a quiet cul-de-sac and handily positioned for good schools and local amenities.

The property briefly comprises:- Access is through a uPVC door into the entrance hallway which leads directly into the kitchen.

The kitchen is fitted with a range of wall and base units in dark grey with contrasting light worktops and complementary acrylic splash back panels. There is a stainless steel sink with mixer tap, plumbing for a washing machine, space for a cooker & fridge/freezer, a serving hatch to the dining area, an exit door to the side elevation and is finished with laminate flooring.

The living room is bright and airy with its dual aspect windows allowing an abundance of natural light to flow. There is a feature papered wall and is finished with laminate flooring. Stairs rise to the

first floor landing.

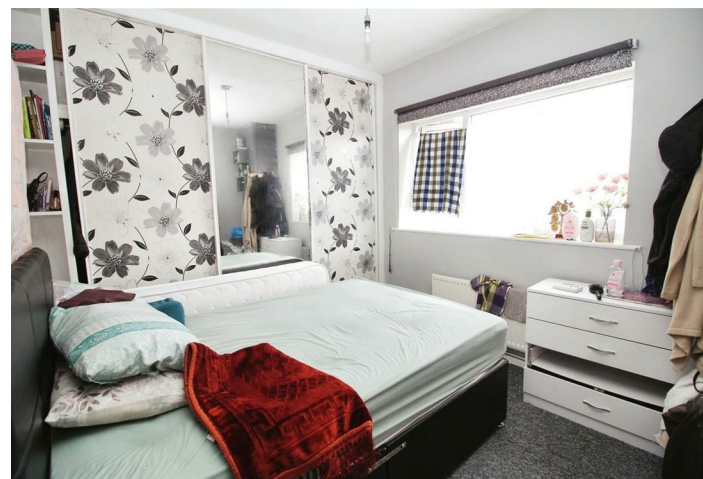
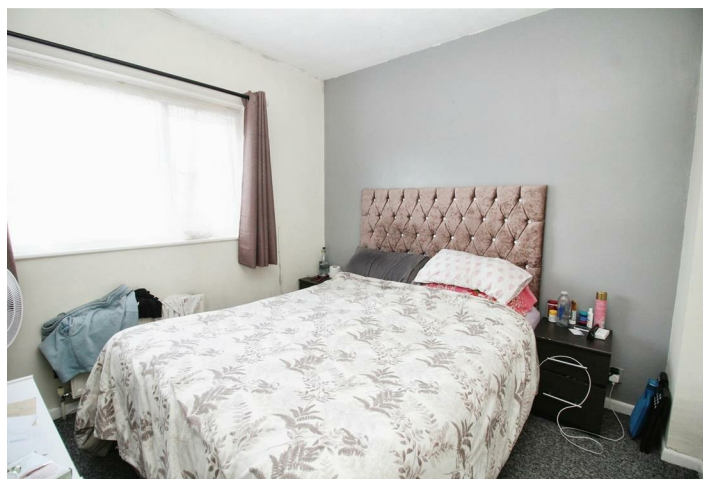
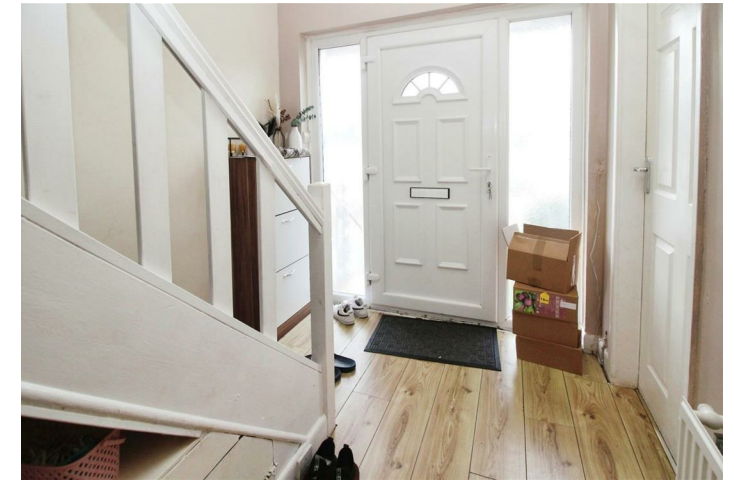
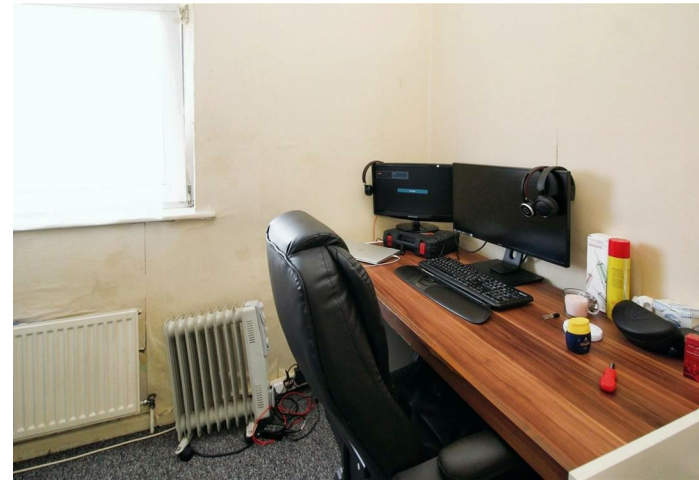
On the first floor you will find the 3 bedrooms, 2 doubles with one having sliding wardrobe doors, a further generous single and the family bathroom.

The bathroom comprises:- A three piece suite in white including panelled bath, pedestal sink and push button WC. The walls are fully tiled and the room is finished with cushion flooring.

Outside to the front there are steps leading to the front garden which has artificial lawn, gravel and some established trees and shrubs. There is also a wide driveway leading to a detached garage providing ample off road parking. To the rear there is a private garden which has two levels with privet hedging along the rear boundary.

Whilst needing some TLC, this semi detached property is ideally suited to first time buyers, young families or anyone looking to put their own mark on a property and make it their own.

BOOK YOUR VIEWING EARLY TO AVOID DISAPOINTMENT!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a 3 bedroom semi detached property in a popular location, being close to good schools and local amenities, which does require some modernisation.

Rating authority
Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold