



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		56	
(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.



Buttermere Road, Bradford, West Yorkshire BD2 4JA

£210,000

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.



DEATCHED BUNGALOW!!

This immaculately presented TWO bedroom bungalow offers spacious living accommodation, with TWO reception rooms, a lovely sized family kitchen & an occasional attic bedroom.

The property is situated in a popular residential location close to a wealth of amenities, reputable schools and handily positioned for commuting to both Leeds & Bradford.

The accommodation briefly comprises: light airy entrance hall with a beautiful oculus stain glass window, spacious lounge benefiting from a gas fire housed in a feature surround, fitted storage shelving, large picture window allowing lots of natural light to flow in complemented by tasteful neutral decor.

The modern fitted kitchen consists of a range of base & wall units in cream with complementary worksurfaces, stainless steel sink with mixer taps and tiled splash backs. Tower mounted integrated oven, & microwave with gas hob &

over head extractor hood. Plumbed for a washing machine, space to accommodate a fridge freezer & finished with light fresh decor. The second reception room/ dining room has French doors opening out into the rear garden and is again finished with neutral decor. The master bedroom is a good size with ample space to accommodate wardrobes & bedroom furniture, bedroom two is also generously sized both presented to a high standard. The modern family bathroom comprises of a two piece suite in white with chrome fittings, large walk in shower cubicle with mains fed shower, chrome towel rail & floor to ceiling tiling. Stairs provide access to the occasional attic room with under eaves storage & Velux window.

Externally the property benefits from gated off road parking, lawn garden with planted boarder to the front, and a large enclosed rear garden with both paved & decked area's a perfect space for summer barbecues!

UPVC Double Glazed & Gas Central Heated.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Detached Bungalow, Spacious Accommodation.

Rating authority
Borough Council Tax Band

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