



Ground Floor

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



Park Close, Bradford, West Yorkshire BD10 8AR
Offers Over £180,000

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.



Park Close, Bradford, West Yorkshire BD10 8AR

 1  2  1

****TWO BEDROOMS** 2 RECEPTION ROOMS** CONSERVATORY** CORNER PLOT** SEMI DETACHED BUNGALOW!! SPACIOUS ACCOMMODATION WITH THE POTENTIAL TO CONVERT THE INTEGRAL GARAGE INTO FURTHER LIVING SPACE!!** Situated in the popular residential area just outside of Eccleshill village close to a wealth of amenities including reputable schools, shops and restaurants. With just a short commute into Leeds as well as Bradford, this property is situated in a location with a lot to offer.

The accommodation briefly comprises: Entrance hall, light and airy lounge benefiting from a living flame fire housed in a feature surround, large picture window allowing lots of natural light to flow in, complimenting the neutral decorated walls and carpet. Separate dining room proving ample space for dining furniture & more besides finished with light tasteful decor. Patio doors open into the conservatory providing an additional seating area with views onto the garden. The kitchen consists of a range of Shaker style base & wall

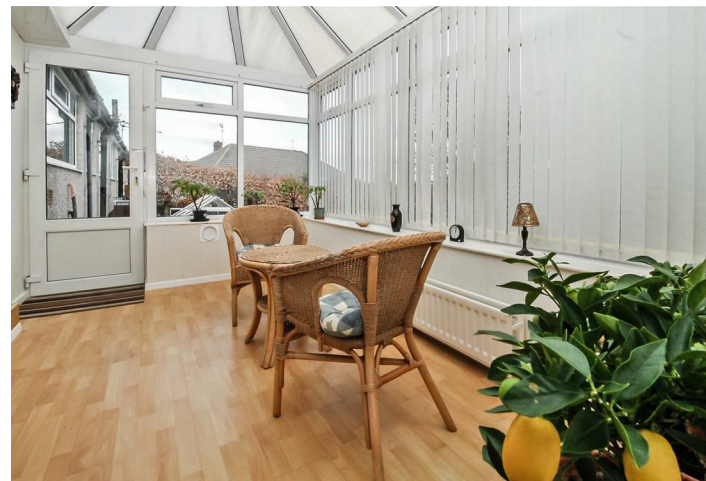
units in dark oak, black composite sink with mixer taps & complementary splash back panelling. Fridge/freezer, stainless steel oven, electric halogen hob with over head extractor, plumbed for a washing machine finished with vinyl flooring.

The two double bedrooms are both tastefully presented and generously sized with ample space for wardrobes & bedroom furniture. The family bathroom consists of a three piece suite in white with chrome fittings, over bath shower and finished with floor to ceiling wall tiles.

The property benefits from a garage with an integral door, opening up any opportunities to convert into a third bedroom or additional reception room to suit your needs.

Externally the property benefits from off road parking, a planted garden to the front & an enclosed paved garden to the rear.

UPVC Double Glazed & Gas Central Heated.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Semi Detached Bungalow, Popular Location.

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