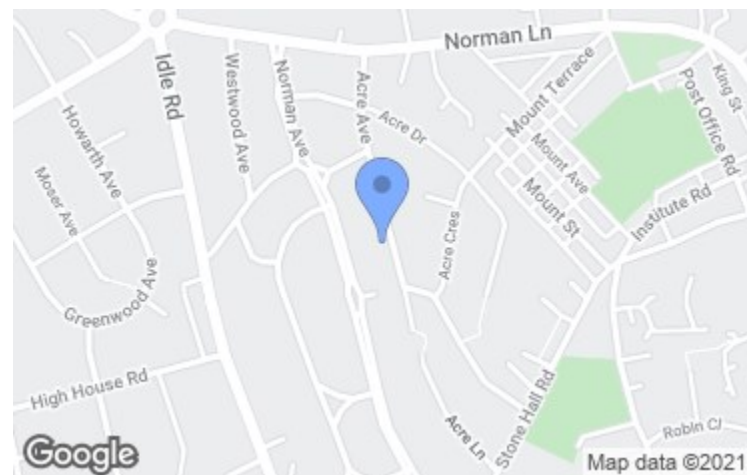


Ground Floor

Created using Vision Publisher™



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC



Directions

See Mapping.



Viewing arrangements

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

Acre Avenue, Bradford, West Yorkshire BD2 2LH
Offers In The Region Of £180,000

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.



Acre Avenue, Bradford, West Yorkshire BD2 2LH

 1  3  1

**** TRUE SEMI DETACHED BUNGALOW ****
SPACIOUS LOUNGE ** DINING KITCHEN
**** FAMILY BATHROOM ** OCCASIONAL**
SUN ROOM ** FRONT & REAR GARDENS **
DRIVEWAY & GARAGE **

Looking to downsize then look no further than this well presented three bedroom bungalow that offers spacious accommodation. Situated in this popular and sought after residential estate it is ideal for local shops and is close to Morrisons retail park at Five Lane Ends.

PVCu door into entrance hallway giving access to a spacious lounge with light neutral decor, ceiling cornice, spotlighting and large double glazed window that offers plenty of natural light. Complete with feature stone fireplace with gas living flame fire. The dining kitchen is fitted with a selection of Light Oak base and wall units and complementary work tops, stainless steel sink with mixer tap and ceramic tiled splash back, free standing double oven and finished with laminate flooring. PVCu window and door into rear sun room and private rear

garden.

The master double bedroom is neutrally decorated with carpet flooring, fitted wardrobes and storage cupboards, PVCu window overlooking the rear garden. The second double bedroom offers pine louvre wardrobes, dresser and carpet flooring. Bedroom three is a generous single with fitted shelves. The bathroom is fully tiled with a white three piece suite comprising panel bath, over shower, wash basin, W.C. and tiled flooring.

Externally is a wonderfully maintained front garden with paved patio, lawn, mature borders and plant display pieces enclosed by stone walls. Wrought iron gates open to a private driveway and offers access to a detached Garage with power and lighting. The secure rear garden is laid to lawn with paved area ideal for entertaining and is enclosed by a line of mature plants, stone wall and timber fencing. Useful green house.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 Don't miss this true bungalow.

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