



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	86
(81-91) B		
(69-80) C		
(55-68) D		
(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.



Drovers Way, Bradford, BD2 1JZ
Offers In The Region Of £230,000

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.

**** 3 BEDROOMS ** 2 BATHROOMS ****
SUBSTANTIAL PLOT ** POTENTIAL TO
EXTEND S.T.P.P. ** AMPLE OFF-STREET
PARKING ** SECLUDED POSITION **
POPULAR RESIDENTIAL LOCATION ** A modern semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and two bathrooms, with addition of a substantial rear garden offering potential to extend S.T.P.P.

Upon entering, you are welcomed into a spacious lounge that boasts a neutral modern decor and plush carpeted flooring, gas central heating and a window to front. The dining kitchen, located at the rear, features a range of wall and base units, along with space and plumbing for all necessary appliances, an integral oven and gas hob, a sink and drainer tiled splash backs and vinyl flooring. The dining area is perfect for family meals, with patio doors leading directly to the expansive rear garden.

The first floor comprises a main double

bedroom that benefits from an en-suite shower room. The second double bedroom overlooks the serene rear garden, while the third single bedroom, ideal for a child or a home office, includes built-in storage for added practicality. All bedrooms equipped with neutral decor, carpeted flooring, double glazing and gas central heating. A part-tiled family bathroom completes this level, featuring a white three-piece suite.

Externally, the property is set on a generous plot with ample off-street parking available at the front and side, accommodating multiple vehicles. The substantial rear garden, mainly laid to lawn with a charming patio area, offers a peaceful retreat and boasts a mature woodland outlook. This outdoor space presents superb potential for extension and further development, subject to planning permission, making it an ideal choice for those looking for a longer term project.

The property is well-presented throughout with a ready to move in feel ideal for first time buyer, young professionals and families alike!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well-Presented 3 Bedroom Semi-Detached Home With
Substantial Plot Offering Potential For Extension S.T.P.P.

Rating authority
Borough Council Tax Band C

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