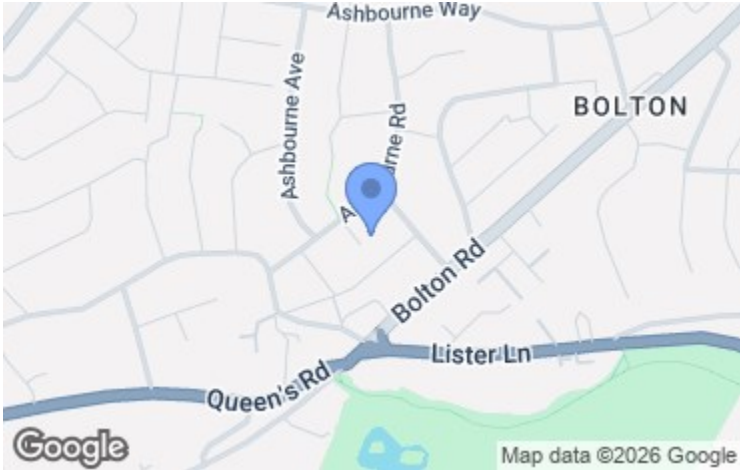


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewing arrangements

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



Directions

See Mapping.



Ashbourne Bank, Bradford, BD2 4AL
Offers In The Region Of £140,000

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.



Ashbourne Bank, Bradford, BD2 4AL

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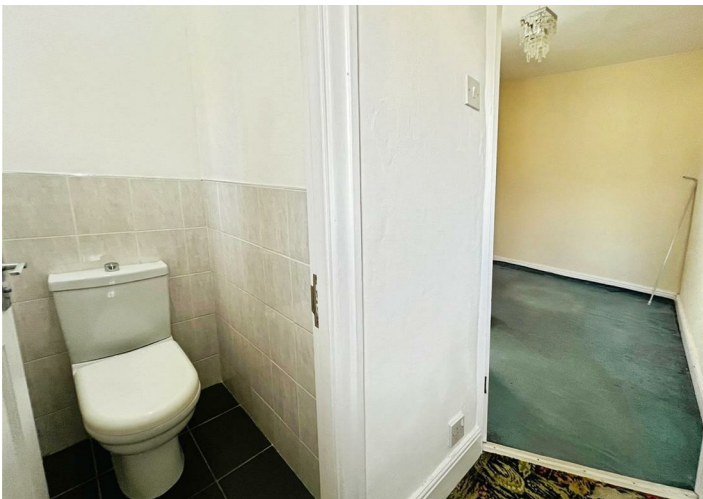
**** Substantial Rear Garden ** No Onward Chain ** Potential To Extend S.T.P.P. ** Quiet Cul-De-Sac Location ** Ample Off-Street Parking ** Perfect First Time Buy ** Potential Buy To Let Investment **** Tucked away on a quiet cul-de-sac within a popular residential location, sat on a substantial plot with generous gardens and parking, offered to the market with no onward chain.

Concrete steps lead to a front door, leading into an entrance vestibule. A cosy lounge sits to the front elevation with a feature fireplace, window to front, carpeted flooring and neutral decor. A breakfast kitchen sits to the rear elevation, fitted with a range of wall and base units, space and plumbing for fridge freezer and washing machine, an integral electric oven with gas hob and extractor over, a sink and drainer inset. A breakfast bar is also included to provide space to sit for meals. The kitchen is completed with tiled splashbacks, vinyl flooring, a window to rear, under stairs storage, and door to side elevation.

The first floor landing leads to a main double

bedroom and a second generous single bedroom with a window to the rear over-looking the huge rear garden. Both rooms benefit from gas central heating, double glazing, carpeted flooring and neutral decor. The bathroom is fully tiled and equipped with a bath and electric shower over, wash hand basin, heated towel rail and tiled flooring. A separate w/c completes the first floor.

Externally, the property has ample parking for multiple vehicles to the front and side, with the driveway leading to a detached garage. To the rear, a substantial enclosed garden can be found, mainly laid to lawn with fenced and mature garden borders, offering ample outside space and opportunity to extend S.T.P.P. A cellar/storage room under the house, houses the boiler and is accessed via the rear garden.



Fixtures & fittings

Two Bedroom Semi-Detached Home With Substantial Rear Garden, Offered With No Onward Chain.

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 Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold