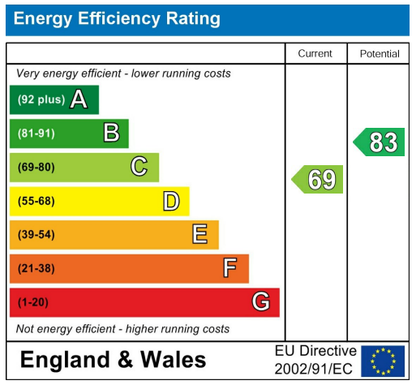
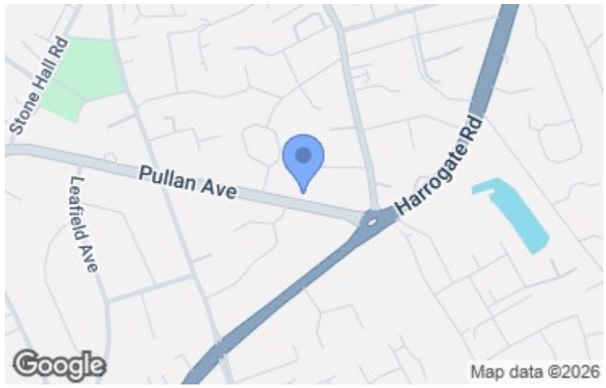


Created using Vision Publisher™





Viewing arrangements

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

Directions

See Mapping

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.



Pullan Avenue, Bradford, BD2 3RL
Offers In The Region Of £250,000

Pullan Avenue, Bradford, BD2 3RL

1 3 2

** Three Bedrooms ** Semi-Detached Property ** Generous Room Sizes Throughout ** Modern Kitchen/Diner with Bifold Doors ** Well Presented Throughout ** Insulated Converted Garage with Power ** Welcome to this beautifully presented three-bedroom semi-detached house on Pullan Avenue, Bradford, BD2 3RL, blending modern living with real family comfort.

A spacious hallway with laminate flooring leads to the living room, which has space for a large L-shaped sofa, a charming fireplace housing a wood burning stove and a double-glazed window letting in plenty of natural light.

At the rear, the contemporary kitchen/diner has numerous wall and base units, space for freestanding appliances, an induction hob, oven and extractor fan. The central island includes a breakfast bar, and the dining area seats six beneath a skylight. Bifold doors open onto the well-maintained rear garden. A downstairs w/c sits under the stairs.

Upstairs are two generous double bedrooms, one with built-in wardrobes, plus a third bedroom. All rooms finished with neutral decor, carpeted flooring and equipped with central heating and double glazed windows. The family bathroom has a three-piece suite, a shower over the bath and fully tiled walls. Heating comes from an Ideal combi boiler, fitted within the last three years.

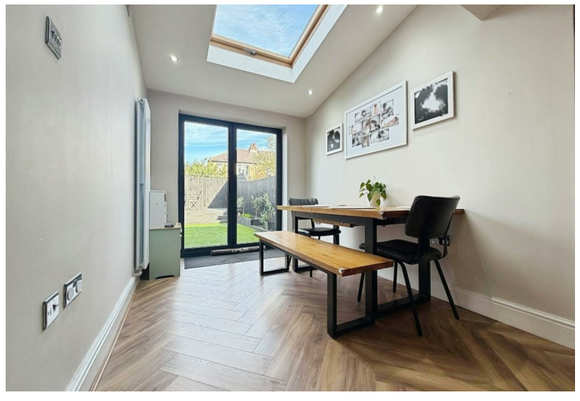
Outside, the driveway parks up to three vehicles. The garden has a patio, artificial grass and a stone walkway to the converted garage, which is insulated, has power and laminate flooring, perfect for working from home, a gym or a hobby room.

Pullan Avenue sits in popular Eccleshill, well placed for families and commuters.

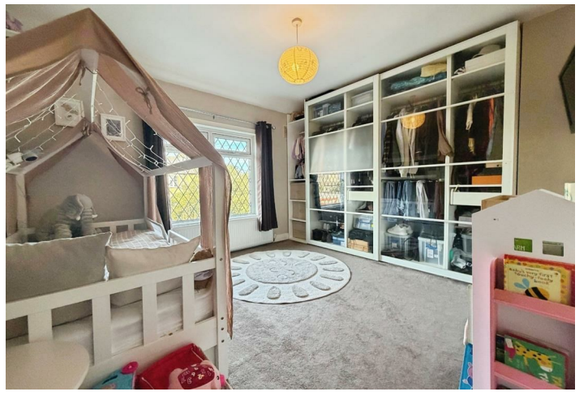


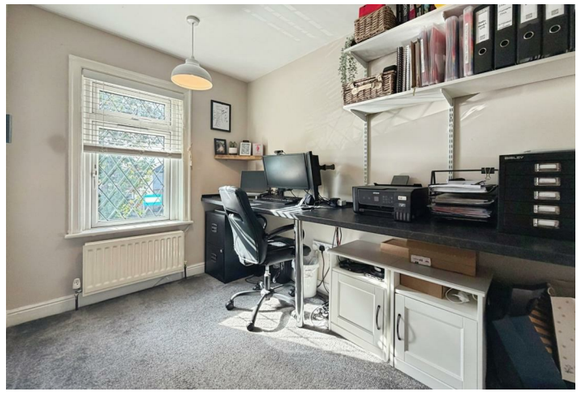












Fixtures & fittings

Stunning Three Bedroom Semi-Detached A Modern Finish Throughout, Ideal For Growing Families With Converted Garage.

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

Tenure

Freehold