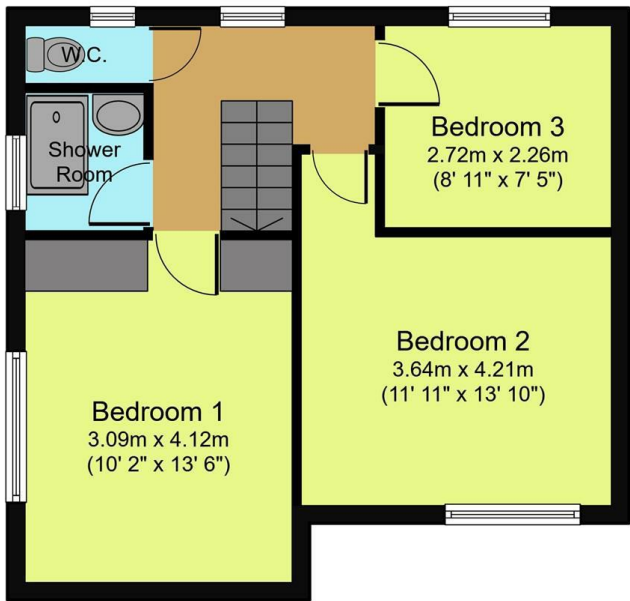




Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Viewing arrangements

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

Directions

See Mapping.



Idlethorp Way, Bradford, BD10 9HS
Offers In The Region Of £160,000

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.



Idlethorp Way, Bradford, BD10 9HS

 1  3  1

**** 3 BEDROOMS ** SEMI-DETACHED **
FAMILY HOME ** IDEAL FIRS TIME BUY **
POPULAR RESIDENTIAL LOCATION **
CLOSE TO LOCAL AMENITIES **
EXCELLENT TRANSPORT LINKS ** VIEWS
TO FRONT **** A conveniently located three
bedroom semi-detached family home with
generous gardens to front, rear and side, suited
to young families, professionals and first time
buyers alike.

An entrance vestibule leads to the kitchen,
lounge and stairs to the first floor. A spacious
through lounge is naturally lit via a double
glazed window to front and French patio doors
to the rear also featuring a gas fire with mantle
over, gas central heating and carpeted flooring.
The kitchen includes a range of base units, work
surfaces and shelving, space and plumbing for
washing machine, dishwasher, fridge freezer, a
range cooker, a sink and drainer, dual aspect
double glazed windows to front and side, an
archway leading to a dining space with built in
storage cupboard and door to the rear.

The first floor landing leads to all rooms, with a
double glazed window to rear. The main double
bedroom has gas central heating, double glazed
window to front, and built in wardrobes, a
second double bedroom comprises a double
glazed window to side, gas central heating, and
built in storage. The third bedroom is an ideal
size for a children's room, dressing room/home
office, with gas central heating and double
glazed window to rear.

Externally, the property enjoys a generous plot,
boasting gardens to both front, rear and side.
The front elevation comprises of a laid to lawn
garden with mature borders and concrete paved
steps leading to the front door and gate to the
side. To the side and rear, an enclosed, mature
garden offers ample outdoor seating space with
a mix of patio areas, mature shrubs and bushes,
and a raised seating area with Pergola over.

A must view property!



Fixtures & fittings Three Bedroom Semi-Detached Family Home With Wrap Around Garden Ideally Located Close To Local Amenities & Excellent Transport Links.	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.
Rating authority Borough Council Tax Band A	Tenure Freehold