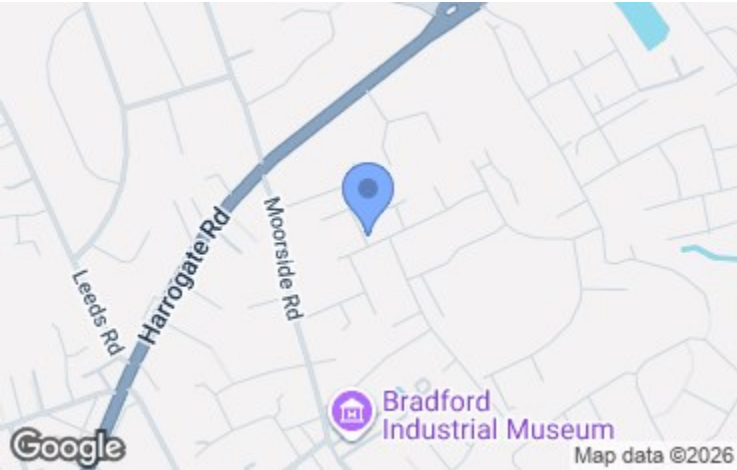




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping

Quarry Bank Road, Bradford, BD2 3GL
£235,000

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.



Quarry Bank Road, Bradford, BD2 3GL

 1  3  2

**** 3 BEDROOMS ** ACCOMMODATION OVER 3 FLOORS ** MODERN SEMI-DETACHED TOWNHOUSE ** POPULAR RESIDENTIAL LOCATION ** GENEROUS BEDROOM SIZES ** OFF-STREET PARKING & EV CHARGING **** A modern three bedroom semi-detached townhouse offering accommodation over 3 floors, two bathrooms and generous bedroom sizes throughout, ideal for first time buyers, young families and professionals alike.

Upon entering, an entrance hall leads to a convenient downstairs w/c, the stairs to the first floor and the dining kitchen. The heart of the home is the spacious dining kitchen, featuring sleek gloss wall and base units, along with integral appliances such as a fridge freezer, washing machine, electric oven, and gas hob. There is ample space for a dining table, making it perfect for family meals or entertaining guests. The lounge sits to the rear aspect and features carpeted flooring, neutral decor and patio doors that open to the rear, allowing natural light to flood the space. A built-in storage cupboard adds to the practicality of this room.

On the first floor, you will find two

well-proportioned double bedrooms. The front bedroom comes complete with built-in wardrobes, while the second double is currently utilised as a nursery. The family bathroom is part-tiled and features a bath with a shower over, a w/c, and a wash hand basin, catering to the needs of the household. The second floor is dedicated to the main bedroom, which is generously sized with a window to front, gas central heating, space for bedroom furniture and benefits from an en-suite shower room.

Externally, the property offers off-street parking for two cars at the rear, complete with an electric vehicle charging point. The enclosed rear yard is mainly laid to lawn, surrounded by fenced borders, creating a safe and pleasant outdoor space for children and pets to enjoy.

This modern townhouse is a great opportunity to secure a stylish and practical home in a desirable location. Don't miss your chance to make it yours.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Modern Three Bedroom Semi-Detached Townhouse Ideal For First Time Buyers, Young Families & Professionals Alike.

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