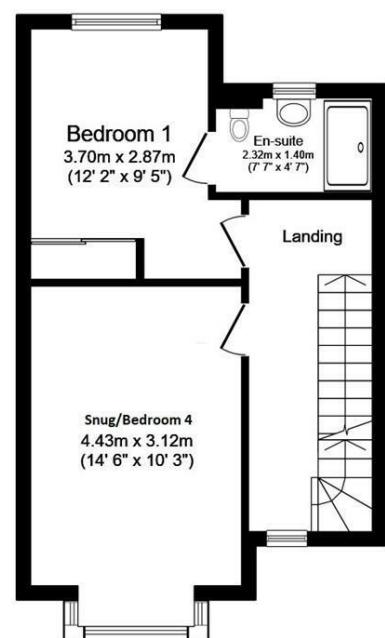
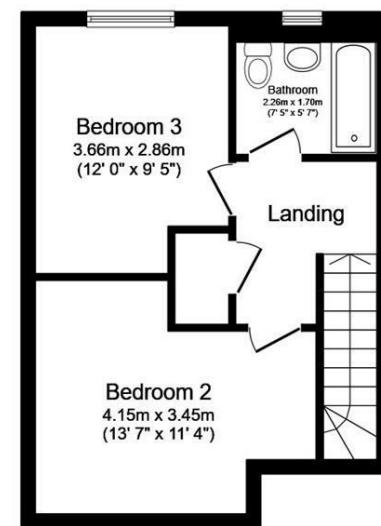


Ground Floor
Floor area 38.8 sq.m. (418 sq.ft.)



First Floor
Floor area 38.6 sq.m. (415 sq.ft.)

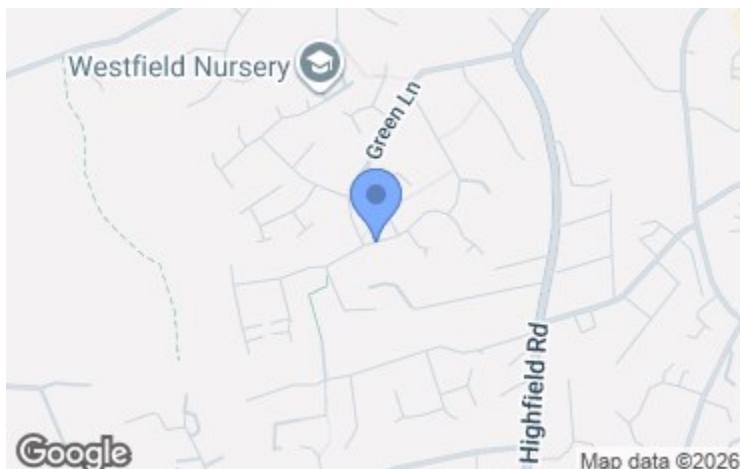


Second Floor
Floor area 34.9 sq.m. (375 sq.ft.)

Total floor area: 112.3 sq.m. (1,208 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	85	
(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	



Directions

See Mapping.

Viewing arrangements

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



Sandhill Fold, Bradford, BD10 8XB
Offers In The Region Of £310,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

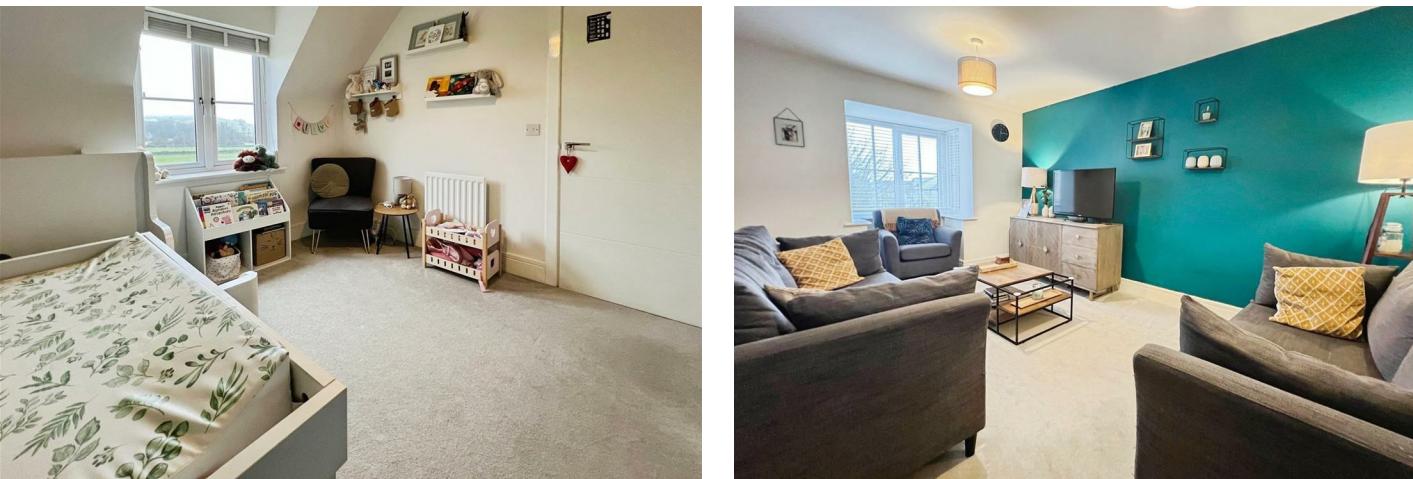
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



** 3/4 DOUBLE BEDROOMS ** UNRIVALLED VIEWS TO REAR ** IDEAL FAMILY HOME ** MODERN DECOR THROUGHOUT ** GENEROUS ROOM SIZES ** MODERN KITCHEN & BATHROOMS ** An immaculate, modern semi-detached townhouse offering a perfect blend of modern living, perfect for growing families.

The spacious entrance hall leads into the open plan kitchen, dining area, and lounge. The kitchen is fully equipped with a range of modern wall and base units and complimentary work surfaces over, integral appliances, two electric fan ovens, a gas hob and extractor fan over, finished with tiled flooring and a window to front. The lounge space has carpeted flooring and bi-fold doors to the rear. The space offers ample room for a family dining table and also includes a downstairs w/c and built in utility cupboard.

The first floor boasts a generous main double bedroom complete with an en-suite shower room, fitted wardrobes and delightful views of the fields at the rear. A second double bedroom, currently utilised as a snug/family room, provides additional flexibility for your living arrangements. Ascending to the second floor, you will find two further



double bedrooms, both featuring fitted wardrobes, with one offering unrivalled views over the picturesque fields. The family bathroom on this level is elegantly finished with modern tiles and a stylish white three-piece suite.

Externally, the property benefits from off-street parking for two vehicles to the front. The enclosed rear garden is primarily laid to lawn with a lovely patio seating area, surrounded by mature bushes and fenced borders, perfect for outdoor relaxation and play.

Situated in a highly sought-after location, this home enjoys excellent transport links and is in close proximity to local amenities and well-regarded schools, making it an ideal choice for families. This stunning property offers unrivalled views and a superb standard of living, making it a must-see for anyone looking to settle in this desirable area. A must view!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Immaculate Three/Four Bedroom Semi-Detached Modern Townhouse, Perfect For Growing Families.

Rating authority
Borough Council Tax Band C

Services

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Tenure
Freehold