

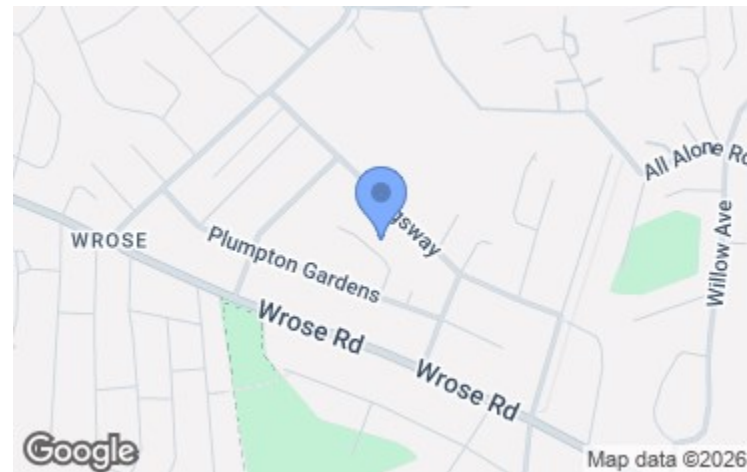
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

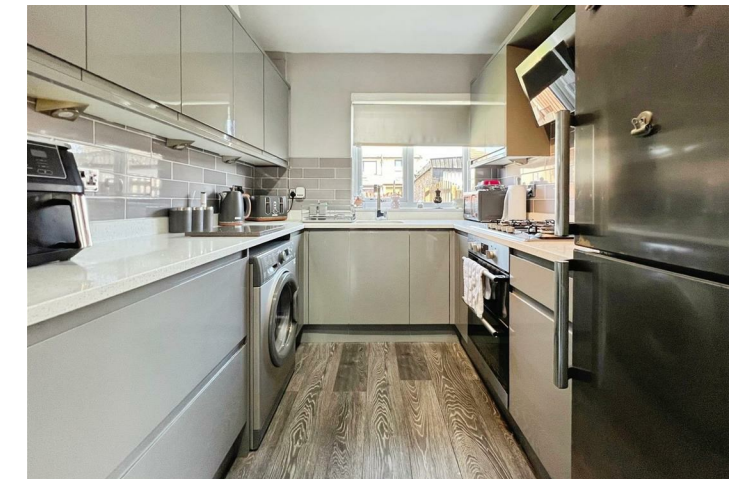
**Viewing arrangements**

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.



**Wrose Grove, Bradford, BD2 1PQ**  
**Offers Over £220,000**

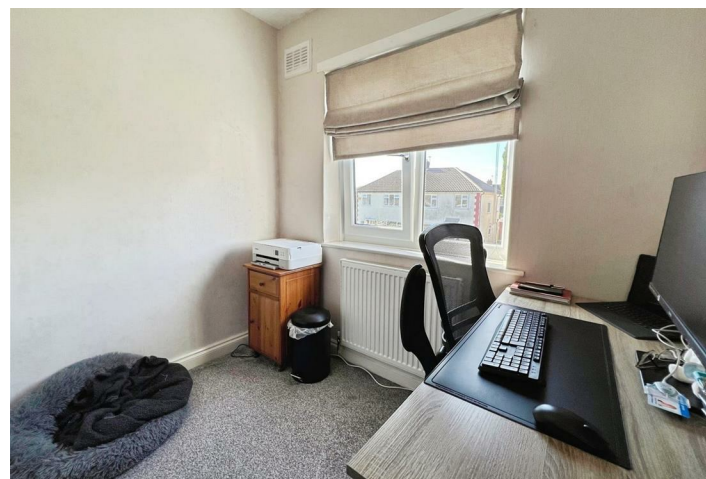
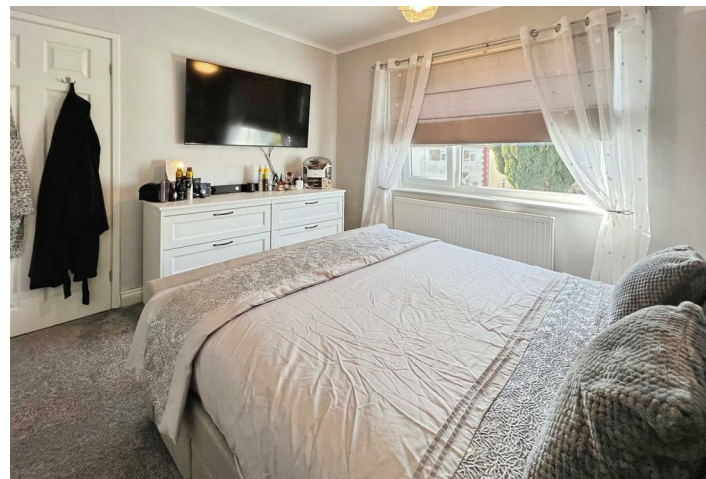


**\*\* 3 BEDROOMS \*\* SEMI-DETACHED \*\* QUIET CUL-DE-SAC LOCATION \*\* MODERN FINISH THROUGHOUT \*\* IDEAL FIRST TIME BUYER HOME \*\* EXCELLENT TRANSPORT LINKS \*\* WELL-MAINTAINED GARDEN \*\*** Nestled in a tranquil cul-de-sac, this immaculate three-bedroom semi-detached house is ideal for first time buyers, young professionals and families alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to a contemporary kitchen and a separate through lounge. The lounge is naturally lit via a large window to the front and patio doors that open to the rear garden, also comprising a feature gas fireplace and mantle surround, gas central heating, neutral modern decor and carpeted flooring. The modern kitchen boasts grey glossy wall and base units, complemented by quartz work surfaces and stylish tiled backsplash. There is with space and plumbing for a fridge freezer and washing machine, a pantry cupboard provides additional storage.

The first floor landing includes a double glazed window to side and leads o three well-proportioned bedrooms. The main double bedroom is situated at the front, while the second double bedroom overlooks the rear both including modern decor, carpeted flooring, double glazing and gas central heating. A single bedroom, currently utilised as an office, offers versatility for your needs with a built in storage cupboard, gas central heating and a double glazed window. The family bathroom completes this level and comprises a modern three piece suit including a corner shower cubicle, w/c, wash hand basin, heated towel rail, tiled walls and wood effect vinyl flooring. A cupboard houses the boiler in this room.

Externally, the property features off-street parking for multiple vehicles and a detached garage equipped with power and lighting. The front garden is laid to lawn with a walled border, while the enclosed rear garden is designed for low maintenance, featuring decking, artificial turf, and a patio seating area, all surrounded by fenced borders.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Immaculate 3 Bedroom Semi-Detached Family Home Situated On A Quiet Cul-De-Sac, Ideal For First Time Buyers, Young Professionals & Families Alike.

**Rating authority**  
Borough Council Tax Band

**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