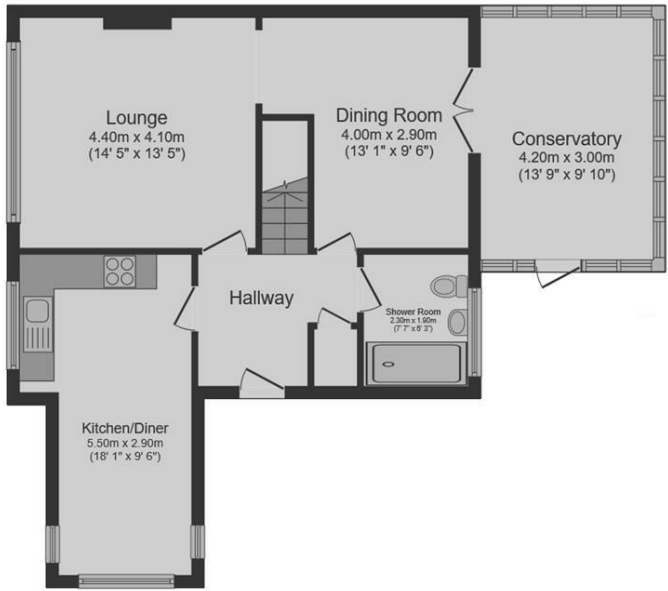
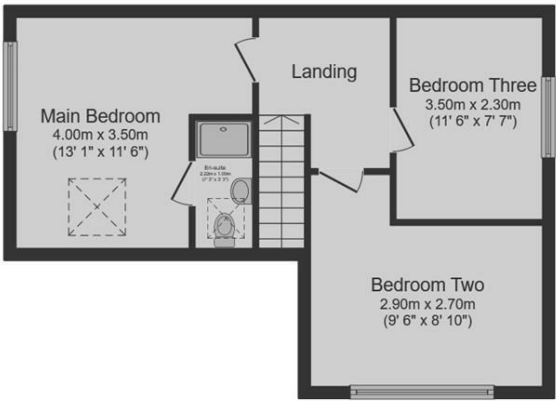




Ground Floor



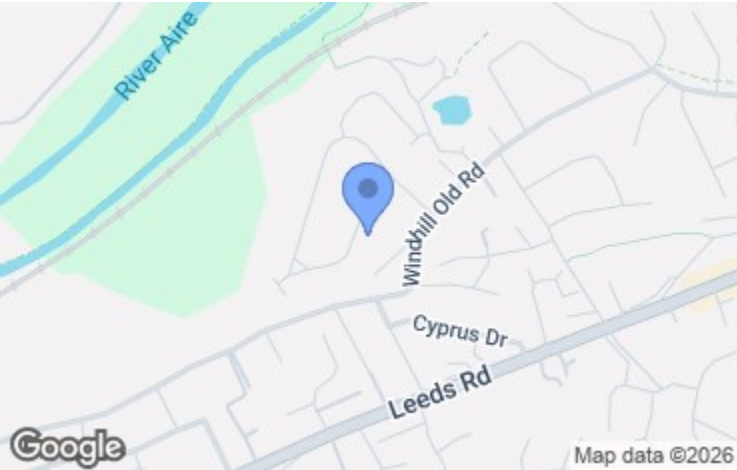
First Floor

Total floor area: 116.9 sq.m. (1,258 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	64	78
(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		



Directions

See Mapping



Viewing arrangements

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

Brackendale Parade, Bradford, West Yorkshire BD10 0SR
Offers In The Region Of £300,000

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 BEDROOMS ** QUIET CUL-DE-SAC LOCATION ** GAS C/HEATING ** D/GLAZING ** BEAUTIFUL GARDENS ** EXCELLENT TRANSPORT LINKS **** Nestled in a quiet cul-de-sac with nearby canal towpath and riverside walks, train stations and bus routes to Leeds & Bfd, this delightful three-bedroom semi-detached chalet bungalow offers a perfect blend of comfort and modern living.

The property boasts a spacious entrance hall adorned with hardwood flooring, leading seamlessly to the various rooms on the ground floor and the first floor. The heart of the home is the extended dining kitchen, which features a newly fitted kitchen equipped with modern wall and base units, an integral electric oven, a gas hob and extractor fan, ample space for a washing machine and fridge freezer, a sink and drainer, space for a family dining table and dual aspect windows to front and side.

The light and airy lounge, located at the front of the property, is enhanced by a large double-glazed window and a wall-mounted fireplace,

providing a cosy retreat. A second reception room, previously used for dining, currently utilised as a home office, leads to a spacious uPVC conservatory extension, ideal for enjoying the garden views. The ground floor also features a family shower room, recently updated with a walk-in shower, part tiling, a wash hand basin, and a W.C.

On the first floor, the main double bedroom benefits from dual aspect windows, generous space, and convenient storage under the eaves, along with an en-suite shower room. The second bedroom is a generous single or small double, complete with fitted wardrobes, while the third bedroom also offers fitted robes and a window, ensuring ample storage throughout.

Externally, the property is complemented by a large tarmac driveway that accommodates two vehicles, alongside a beautifully maintained lawned garden with flower bed surrounds. The wrap-around garden to the side and rear features a delightful mixture of patio areas, lawn, flowerbeds, and mature plants



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
3 Bedroom Semi-Detached Chalet Bungalow With
Extended Dining Kitchen & Wrap Around Gardens.

Rating authority
Borough Council Tax Band C

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS
- FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to
Wallace Home Finances Ltd, who are authorised and regulated by the Financial
conduct Authority.

Tenure
Freehold