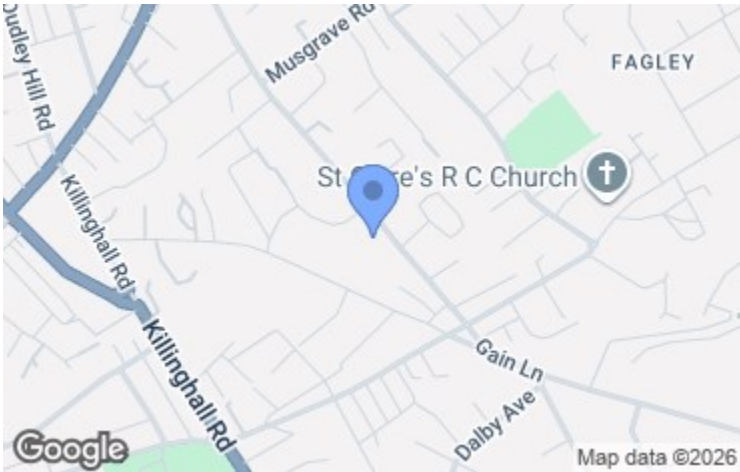


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Viewing arrangements

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



Directions

See Mapping.



Leeds Road, Bradford, Yorkshire BD2 3LQ
Offers In The Region Of £240,000

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 BEDROOM SEMI ** 3 RECEPTION ROOMS ** EXTENSIVE REAR GARDEN ** NO ONWARD CHAIN **** This beautifully presented semi-detached family home is a true gem, offered to the market with no onward chain with 3 reception rooms, 3 generous bedrooms and a large private rear garden.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cosy lounge, featuring a bay window that floods the room with natural light, a gas fire, and tasteful neutral decor complemented by plush carpeted flooring. The modern kitchen is fitted with sleek gloss wall and base units, providing ample space for appliances, and includes a convenient door to the side and a window overlooking the rear garden. The dining room, which serves as a second reception room, is equally inviting with its gas fireplace and double doors that open into a delightful sun room extension. This sun room is a standout feature, boasting bi-fold doors that seamlessly lead into the rear garden, along with subtle LED lighting and an electric skylight that enhances the ambiance.

The first floor offers a spacious landing with a loft hatch and drop-down ladders leading to a boarded and carpeted attic. Two generous double bedrooms come complete with fitted wardrobes, while a third single bedroom features built-in storage over the bulkhead. The bathroom is fully tiled and includes a white bath with a shower overhead and wash hand basin, alongside a separate w/c for added convenience.

Externally, the property is equally impressive, with a well-maintained small lawn at the front adorned with mature garden borders. A large driveway leads to a detached garage, ensuring ample parking. The private and secluded rear garden features a substantial lawn surrounded by mature borders, a small patio seating area, and a purpose-built outbuilding equipped with insulation, electricity, and lighting, currently utilised as an office space.

All rooms are equipped with uPVC double glazing, modern gas central heating radiators.



Fixtures & fittings Mature 3 Bedroom Semi-Detached Family Home With Large Gardens, 3 Reception Rooms & A Ready To Move In Feel.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band C	Tenure Freehold