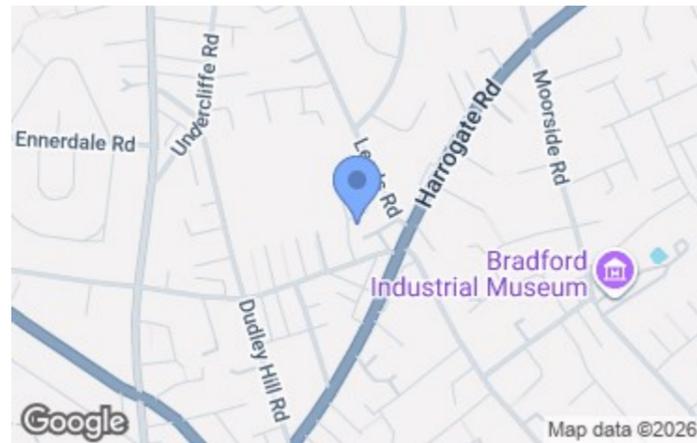


TOTAL FLOOR AREA : 1104 sq.ft. (102.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		73	80



Viewing arrangements

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

Directions

See Mapping.



Scholars Walk, Bradford, BD2 3AF
£260,000

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.



Scholars Walk, Bradford, BD2 3AF



BEAUTIFUL DETACHED FAMILY HOME **
3 BEDROOMS ** SPACIOUS LOUNGE **
MODERN DINING KITCHEN ** 2
BATHROOM ** GUEST CLOAK ** PRIVATE
GARDEN ** DRIVE & GARAGE ** Well presented detached property offers both space & style, situated in a popular residential location close to local amenities & reputable schools.

The accommodation comprises: Composite door leads into welcoming entrance hall with light oak herringbone floor, spindle balustrade, access to all rooms and guest cloak with W.C. and hand wash. Spacious lounge is complemented by fresh neutral décor with picture bay window, coved ceiling, bevel glazed internal doors, Inset Plasma fire to media wall and finished with carpet floor.

The modern dining kitchen consists of a range of base & wall units in gloss Ivory with complementary grey Ash square edge worksurfaces, composite sink with mixer tap & pearl glazed tiled splash backs. Integrated brushed chrome oven & microwave 4 burner

gas hob with over extractor hood, integrated dishwasher and tumble dryer. Ample space to accommodate a dining table & chairs with patio doors opening out into the lovingly maintained rear garden. Finished with dark Ash laminate flooring.

3 bedrooms are situated on the first floor alongside the family bathroom, the generous master benefits from fitted mirrored sliding wardrobes, light décor with grey carpet & well equipped en-suite shower room. A further double bedroom & an ample sized single room, all finished with light modern décor. The family bathroom comprises of a 3 piece suite in white with chrome fittings, over power shower & finished with part tiled walls & cushion floor. Drop down ladder leads to occasional attic room with velux window and carpet floor.

Externally front garden benefits from decorative pebbles, steps to front canopy, tarmac drive offering off road parking leading to a detached garage. The rear garden has paved patio area, laid lawn with a second timber decked patio area, fully enclosed by timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 Beautiful 3 Bedroom Detached Home Set In A Quiet Location With Occasional Fourth Bedroom.

Rating authority
 Borough Council Tax Band D

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