

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



IN

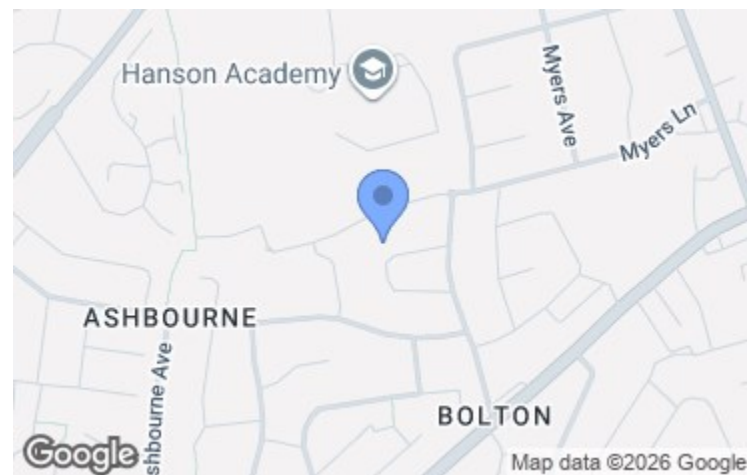
## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



|                                                                                                                                                                                                                                                                                              | Current   | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>49</p> | <p>73</p> |

Strictly by appointment through WW Estates  
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See Mapping.



**Grove House Crescent, Bradford, BD2 4EQ**  
**Offers In The Region Of £190,000**



**\*\* THREE BEDROOM \*\* SEMI-DETACHED FAMILY HOME \*\* IDEAL FAMILY HOME \*\* WELL-PRESENTED THROUGHOUT \*\* PRIVATE REAR GARDEN \*\* QUIET CUL-DE-SAC LOCATION \*\*** Nestled in the desirable Grove House Crescent in Bradford, this charming three-bedroom semi-detached property offers an ideal purchase for first time buyers and young families alike.

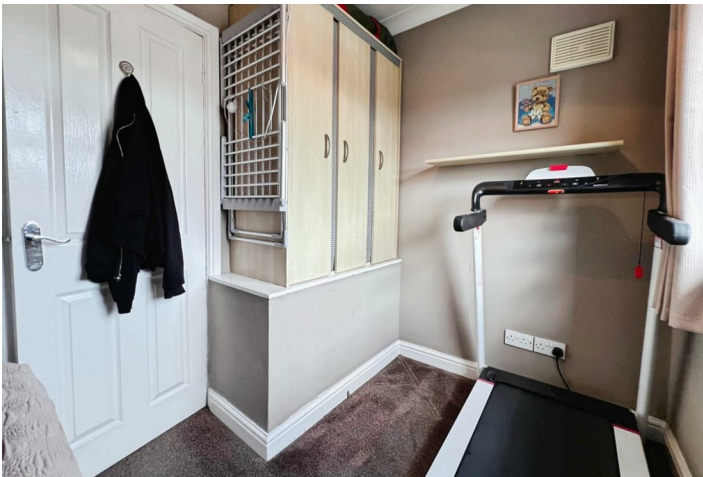
Upon entering, you are welcomed by a generous hallway that provides access to the various rooms on the ground floor. The living room is particularly impressive, featuring large double-glazed windows at both the front and rear, allowing natural light to flood the space. With a tasteful wallpapered wall and a cosy fireplace, this room is ideal for relaxation and entertaining, comfortably accommodating several sofas and a dining table for four.

The kitchen is functional and well-equipped, boasting a range of wall and base units, along with space for freestanding appliances. The induction hob and double-glazed windows to

the rear enhance the kitchen's appeal, while the tiled walls and floor add a modern touch. A side door leads directly outside, making it convenient for outdoor dining or entertaining.

On the first floor, you will find two spacious double bedrooms, each with ample room for a double bed and wardrobe space, complemented by double-glazed windows and carpeted flooring. The third bedroom is a well-sized single room, perfect for a child or as a study, also featuring carpeted flooring and built in storage. The family bathroom is fitted with a three-piece suite including shower cubicle, wash hand basin and w/c, boasting fully tiled walls and floor, ensuring a clean and contemporary feel.

Externally, the property features a generous front garden mainly laid to lawn with flowerbed borders and offers space for turning into off-street parking in the future. The rear garden is a lovely outdoor space, complete with a patio area and a raised lawn, perfect for enjoying the sunshine or hosting gatherings.



|                                                                                                                                                        |                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fixtures &amp; fittings</b><br>Three Bedroom Semi-Detached Family Home Situated In A Popular Residential Area Close To Local Amenities And Schools. | <b>Services</b><br>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. |
| <b>Rating authority</b><br>Borough Council Tax Band B                                                                                                  | <b>Tenure</b><br>Freehold                                                                                                                                                                                                                                   |