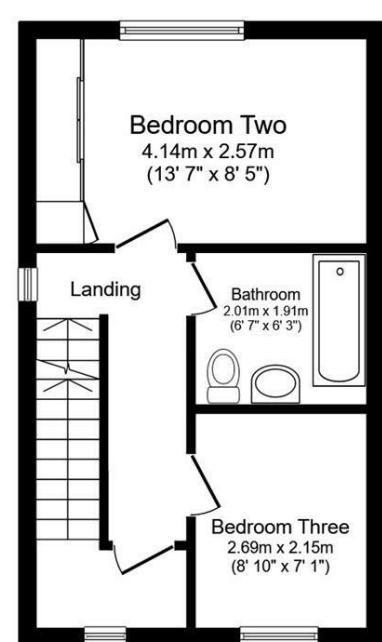
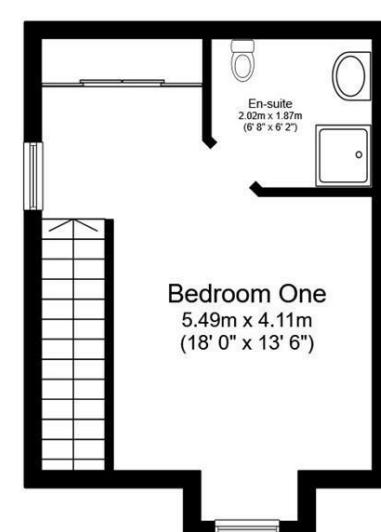


**Ground Floor**  
Floor area 30.5 sq.m. (328 sq.ft.)



**First Floor**  
Floor area 30.5 sq.m. (328 sq.ft.)

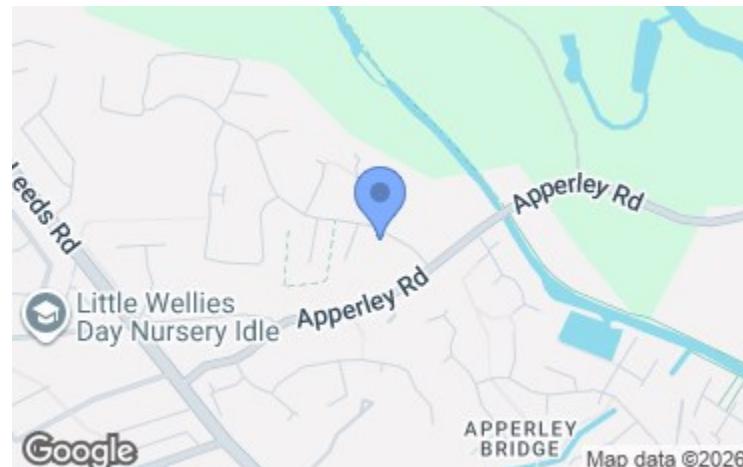


**Second Floor**  
Floor area 23.1 sq.m. (249 sq.ft.)

**Total floor area: 84.2 sq.m. (906 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](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	
(81-91) B	85	
(69-80) C		
(55-68) D		
(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](mailto:sales@wwestateagents.com)

#### Directions

See Mapping.



**Brompton Drive, Bradford, BD10 0DW**  
**Offers In The Region Of £300,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | [sales@wwestateagents.com](mailto:sales@wwestateagents.com) | [www.wwestateagents.com](http://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 \*\* 2 BATHROOMS \*\*  
IMMACULATE FINISH THROUGHOUT \*\*  
IDEAL FOR YOUNG FAMILIES \*\*  
DESIRABLE RESIDENTIAL LOCATION \*\* A  
MUST VIEW \*\*** Nestled in the sought-after  
area of Brompton Drive, Bradford, this stunning  
modern townhouse offers a perfect blend of  
comfort and style. With three well-proportioned  
bedrooms and two bathrooms, this property is  
ideal for families or professionals seeking a  
ready to move in home.

Upon entering, the entrance hall leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The modern kitchen, fitted with sleek grey gloss wall and base units, includes integral fridge freezer, washing machine and dishwasher, electric oven with gas hob and extractor fan over. There is ample space for a dining table, finished with laminate flooring and neutral decor. A convenient downstairs WC adds to the practicality of the ground floor.

The first floor features a landing that connects

to two bedrooms, including a generous double with fitted wardrobes and a storage cupboard and a generous single bedroom ideal for a young child or home office. The family bathroom is fitted with a bath, w/c and wash hand basin, part tiled walls and heated towel rail. The second floor is dedicated to the main substantial double bedroom, complete with an en-suite bathroom and built-in wardrobes.

Externally, the property boasts an attractive enclosed rear garden featuring low-maintenance artificial grass and fenced borders, providing a safe space for children to play. Additionally, a purpose-built shed with insulation and electrics presents an excellent opportunity for use as an office, gym, or playroom, catering to various lifestyle needs. Allocated parking is located to the rear.

Situated close to well-regarded schools, excellent transport links, and a variety of local amenities, this townhouse is not only a beautiful home but also a practical choice for modern living. Don't miss the chance to make this exceptional property your own.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Immaculate Three Bedroom Modern Townhouse With  
Accommodation Over Three Floors, Ideal For Growing Families.

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