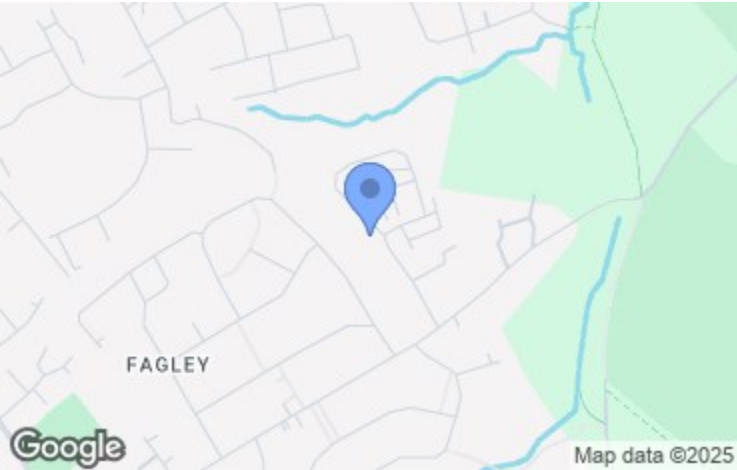




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

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.

Blackthorne Close, Bradford, BD2 3DZ
Offers In The Region Of £200,000



**** 3 BEDROOMS ** SEMI-DETACHED HOME**
**** MODERN FINISH THROUGHOUT ****
READY TO MOVE IN FEEL ** SUBSTANTIAL
REAR GARDEN ** IDEAL FOR A RANGE OF
BUYERS ** QUIET CUL-DE-SAC LOCATION
**** OFF-STREET PARKING **** A modern three-bedroom semi-detached home is an ideal choice for first-time buyers, young professionals, and families alike.

The property boasts a welcoming entrance hall that leads into a spacious dining kitchen, featuring modern wall and base units, wood effect work surfaces, and a convenient breakfast bar. The kitchen is well-equipped with space and plumbing for a fridge freezer and washing machine, as well as an integral electric oven complemented by a gas hob and extractor fan. This area provides ample room for a family dining table, making it perfect for gatherings. Additionally, there is under-stair storage and a downstairs w/c for added convenience. The generously sized lounge, located at the rear of the property, is bathed in natural light thanks to double glazed windows and patio doors that

open onto the rear garden.

On the first floor, the landing features a loft hatch and leads to three well-proportioned bedrooms. The main double bedroom is adorned with two double glazed windows, offering a bright and airy atmosphere, while the second double bedroom is currently utilised as a dressing room, overlooking the rear garden. The third bedroom is versatile, suitable for a single bed or as a home office. The family bathroom is tastefully part-tiled and includes a modern white three-piece suite, complete with a bath and shower over, wash hand basin, and low-level flush w/c.

Externally, the property is complemented by a well-maintained lawn at the front, accompanied by a large driveway that provides ample off-street parking. The substantial, enclosed rear garden is predominantly laid to lawn, featuring a patio seating area and fenced borders, making it an ideal space for outdoor relaxation and entertaining.

Early internal inspection highly recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Modern 3 Bedroom Semi-Detached Situated On A Desirable Popular Residential Cul-De-Sac, With An Immaculate Finish And Ready To Move In Feel.

Rating authority
Borough Council Tax Band C

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