



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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.

Poplars Park Avenue, Bradford, BD2 1FP
Offers Over £190,000

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.



Semi Detached ** 2 Double Bedrooms ** Private Rear Garden ** Kitchen Diner ** Downstairs Cloakroom ** Located in a desirable area close to local amenities and schools, this modern semi-detached home offers a perfect blend of comfort and style. With immaculate presentation throughout, this property is ideal for those seeking a welcoming and well-maintained residence.

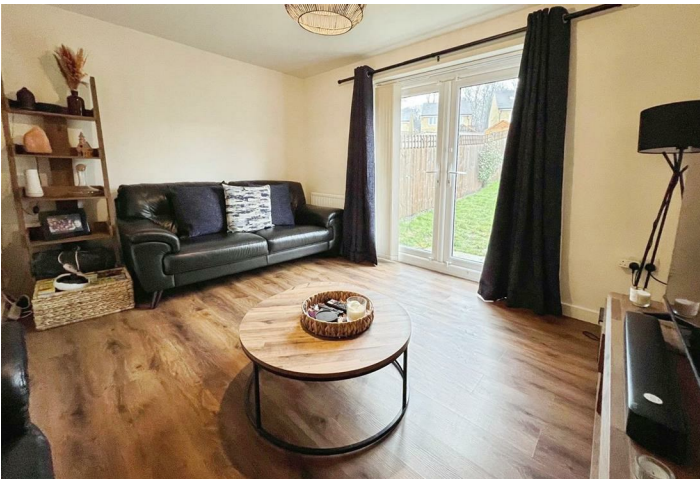
Upon entering, you are greeted by an entrance hallway with downstairs cloakroom, a spacious lounge adorned with elegant laminate flooring, creating a warm and inviting atmosphere. The lounge features French doors that open up to a generously sized rear lawned garden, which is fully enclosed with fencing, providing a private outdoor space perfect for relaxation or entertaining.

The kitchen diner is a highlight of the home, equipped with a wide range of modern gloss units with chrome handles, integrated dishwasher, fridge freezer, oven, halogen hob with over extraction hood, making it a practical

and functional space for culinary enthusiasts. This area is perfect for family meals or gatherings with friends.

The property boasts 2 double bedrooms offering ample space for rest and relaxation, Bedroom 1 is a true double with ample space. Bedroom 2 is also a true double, currently used as a home office. The house bathroom offers a stylish 3 piece suite, bathtub with over shower with glass splash screen, mosaic slate splash back tiles, hand wash pedestal, push button w.c. bathroom cabinet with vanity mirror and finished grey Ash cushion flooring.

Additionally, the home benefits from a double driveway, providing parking for two vehicles, a valuable feature in this sought-after location, private rear garden with patio area, laid lawn and enclosed with timber fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

2 Double Bedroom Semi Detached property with generous gardens in immaculate condition, with double driveway in great location ideal for first time buyers.

Rating authority
Borough Council Tax Band B

Services

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Tenure
Freehold