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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(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.



Clara Road, Bradford, West Yorkshire BD2 1QE
Offers In The Region Of £385,000

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.



****STONE BUILT QUARTER VILLA ** 4 DOUBLE BEDROOMS ** 3 RECEPTION ROOMS ** 3 BATHROOMS ** PERFECT FAMILY HOME ** STUNNING FINISH ****
 This stunning stone-built quarter villa offers a remarkable blend of traditional charm and modern living. With four spacious double bedrooms and three well-appointed bathrooms, this property is perfect for large families seeking both comfort and flexibility.

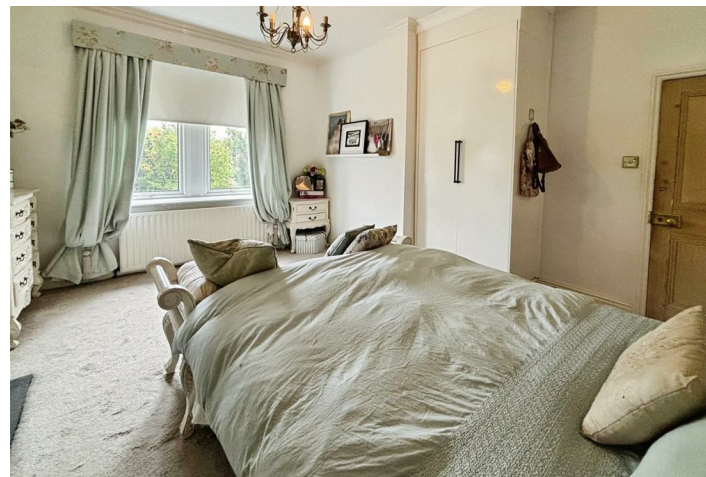
The ground floor is complete with a cosy lounge, with a feature fireplace, ceiling rose, and cornicing, creating a warm and inviting atmosphere. Adjacent to the lounge, a separate sitting room boasts similar period features, engineered wooden flooring, and built-in storage, providing a perfect space for relaxation or entertainment. The well-equipped kitchen features modern wall and base units, an integral oven, microwave, gas hob, fridge freezer and ample space for appliances. The dining room extension offers further reception space, previously used as a ground floor bedroom with a modern shower en-suite including walk-in

shower, w/c and wash hand basin.

The first floor hosts two generously sized double bedrooms, both with space for wardrobes and access to a fully tiled family bathroom. Ascending to the top floor, you will find two additional double bedrooms, one showcasing charming panelled walls and the other featuring built-in wardrobes and an original fireplace. This level also includes another fully tiled bathroom, ensuring convenience for all.

Externally, the property is equally impressive, offering gated off-street parking and a garage. The substantial private garden is a true highlight, predominantly laid to lawn and featuring a pergola seating area, a decked area, and a purpose-built summerhouse equipped with power and lighting. Tall mature hedges provide a sense of seclusion, making this garden perfect for family gatherings.

This quarter villa is a rare find, combining spacious living with beautiful outdoor spaces, making it a perfect family home in a desirable location.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Four Double Bedrooms, Three Bathrooms, Three Reception Rooms, Offering Flexible Living Accommodation With A Contemporary Finish Throughout.

Rating authority
Borough Council Tax Band D

Services

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Tenure
Freehold