

Total floor area: 124.8 sq.m. (1,343 sq.ft.)

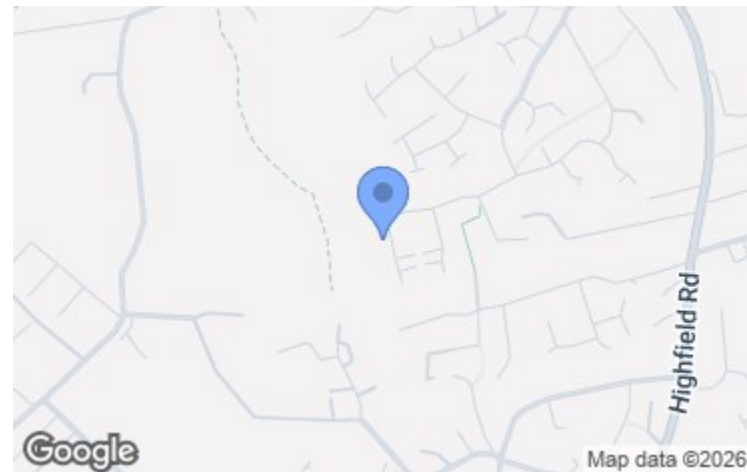
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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



**Directions**

See Mapping.



**Sandhill Fold, Bradford, BD10 8XB**  
**Offers Over £325,000**

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.



Sandhill Fold, Bradford, BD10 8XB

 1  4  2

**\*\* Four Bedrooms \*\* Over Three Floors \*\* Modern Finish Throughout \*\* Ensuite To Master Bedroom \*\* Private Rear Garden \*\* Private Rear Garden \*\* Semi-Detached \*\***  
Nestled in the charming area of Sandhill Fold, Idle, Bradford, this stunning semi-detached house offers a perfect blend of modern living and comfort. Built in 2018, this new build property spans an impressive 1,367 square feet and is designed over three well-appointed floors.

As you enter, you are welcomed by a spacious hallway that leads to a generous living room, which runs the full length of the house. This inviting space features a stylish panel wall with an electric fireplace, creating a warm atmosphere, and opens out to the rear patio, perfect for enjoying the outdoors. The contemporary kitchen is a chef's delight, equipped with an array of wall and base units, two ovens, and an induction hob with an extractor above, all complemented by a fully tiled floor.

The first floor accommodates three well-sized

bedrooms. Bedrooms two and three are spacious enough for double beds and wardrobes, while bedroom four, currently utilised as a home office, can easily accommodate a single bed. The modern family bathroom on this level boasts a three-piece suite with a shower over the bath, finished with fully tiled flooring and walls.

Ascending to the second floor, you will find the master bedroom, a large and luxurious space featuring a walk-in wardrobe and an en-suite bathroom, also fitted with a three-piece suite and fully tiled surfaces.

Outside, the property benefits from both front and rear gardens, along with a driveway that provides ample parking for several vehicles. This home is ideal for families seeking a modern lifestyle in a desirable location. Don't miss the opportunity to make this exquisite property your own.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> Beautiful Semi-Detached Home, Ideal For A Growing Family Or Extended Family, Ready To Move In.....</p> <p><b>Rating authority</b> Borough Council Tax Band D</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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