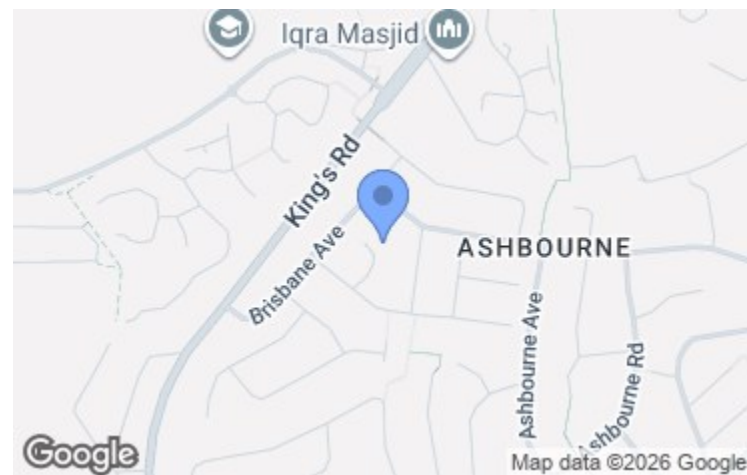




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		72	76
	EU Directive 2002/91/EC		



**Viewing arrangements**

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

**Directions**

See Mapping.



**Geelong Close, Bradford, BD2 1EL**  
**Offers In The Region Of £275,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



**\*\* 4 BEDROOMS \*\* 2 RECEPTION ROOMS  
 \*\* 2 BATHROOMS \*\* IDEAL FAMILY HOME  
 \*\* DEVEPTIVELY SPACIOUS \*\* QUIET CUL-  
 DE-SAC \*\*** A substantial and deceptively spacious semi-detached home is an ideal choice for large or growing families. Offered with no onward chain, this property presents a wonderful opportunity for those seeking a comfortable and versatile living space.

The entrance hall that leads to a spacious lounge, complete with a gas fire and mantle over, carpeted flooring, a window to front and gas central heating. An open archway leads to a large family dining room with carpeted flooring, window to rear, gas central heating, door to side and access to the conservatory and kitchen. The conservatory provides further reception space and access to the rear garden. The kitchen is fitted with practical wall and base units, offering ample storage and space for appliances. A window to the side and a built-in storage cupboard under the stairs add to the functionality of this area. Completing the ground floor is a fully tiled bathroom, equipped

with a bath and shower over, a wash hand basin, and a w/c.

The first floor landing leads to three generously sized double bedrooms, all benefiting from gas central heating and double glazing, and neutral decor. A fourth single bedroom, with a window to the front, provides additional versatility for family needs. The family bathroom on this level is also fully tiled and features a bath with shower over, a wash hand basin, and a w/c.

Externally, the property boasts a well-maintained lawn to the front and a large driveway to the side, leading to a detached garage. The enclosed rear garden is mainly laid to lawn, complemented by mature garden borders that offer privacy and a tranquil outdoor space.

This home is a true gem, combining space, comfort, and practicality in a sought-after location, with excellent transport links, close to well-regarded schools and an array of local amenities, making it ideal for growing and/or large families.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b>                  Extended Substantial Semi-Detached Family Home With 2 reception Rooms, 2 Bathrooms &amp; Offered To The Market With No Onward Chain</p> <p><b>Rating authority</b>                  Borough Council Tax Band C</p>	<p><b>Services</b>                  INDEPENDENT MORTGAGE &amp; FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST-TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with Wallace Home Financial, who are authorised and regulated by the Financial conduct Authority.</p> <p><b>Tenure</b>                  Freehold</p>
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