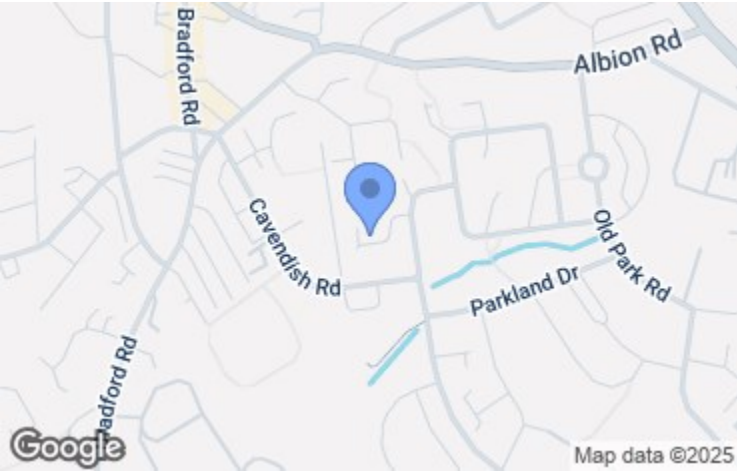




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See Mapping.



**Applehaigh Close, Bradford, West Yorkshire BD10 9DW
 Offers In The Region Of £180,000**

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.



IMMACULATE SEMI-DETACHED ** 2 BEDROOMS ** MODERN KITCHEN & BATHROOM ** ENCLOSED REAR GARDEN ** PARKING FOR 2 CARS ** CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES ** This beautiful 2 bedroom semi detached property is presented to a highest standard & located in a quiet cul-de-sac location.

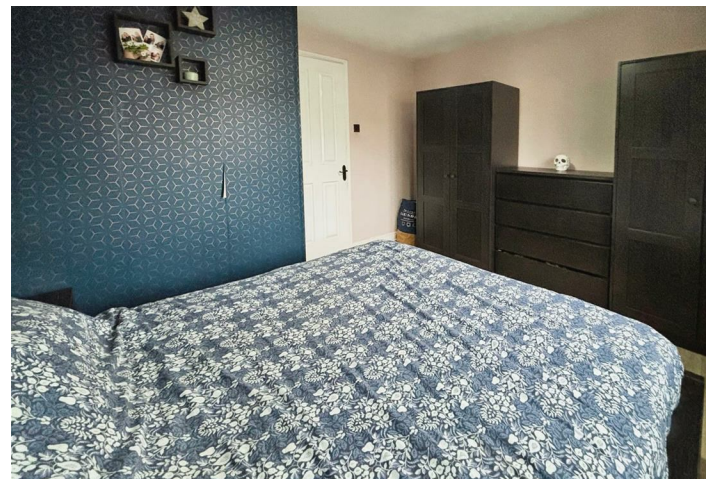
The property briefly comprises:- Access is through a composite door into the entrance porch, with laminate flooring. The spacious lounge has a large picture window allowing the natural light to flow, modern décor with feature papered wall, dado rail and grey Ash laminate flooring. Spindled balustrade to first floor.

The kitchen has a range of grey units with black handles, complimentary marble effect worktops with tiled splashbacks, inset stainless steel sink with mixer tap. Integrated stainless steel oven, and gas hob with over extraction hood, space for fridge/freezer, plumbed for washer. Finished with recessed LED lighting & Ash laminate floor. French doors open onto the rear garden so

it's great for those alfresco evenings and entertaining.

Stairs rise to the first floor landing, Bedroom 1 has modern décor, front picture window and fitted ash laminate flooring, Bedroom 2 also a double room with rear picture window, stylish décor and carpet floor. The stylish house bathroom has a white three piece suite comprising; ' L' Shaped bath with over shower with splash screen, chrome fittings, gloss white vanity hand wash basin with concealed system low level push button W.C. finished with gloss ceramic tiled walls, LED lights, C/H radiator and cushion flooring.

External to the front we have a laid lawn with side tarmac drive for parking 2 vehicles. To the rear we have an paved patio with raised planters, laid lawn with mature planted borders. Timber fencing secures the boundary



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Modern Two Bedroom Townhouse With Generous Enclosed Rear Garden & Off-Street Parking.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold