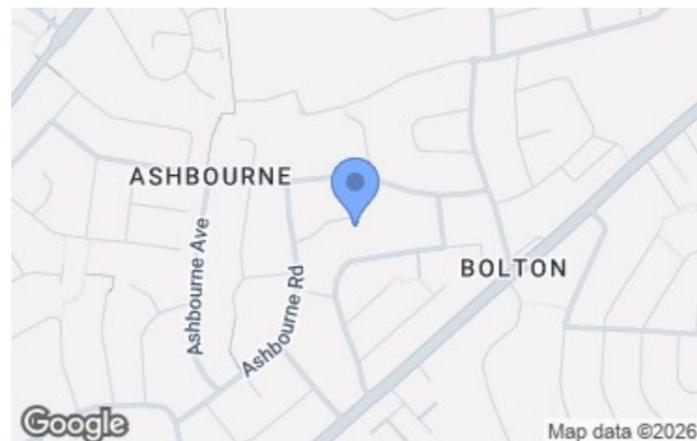


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

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

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.



Ashbourne Haven, Bradford, BD2 4DN
Offers In The Region Of £130,000



Ashbourne Haven, Bradford, BD2 4DN

 1  2  1

**** 2 BEDROOMS ** SEMI-DETACHED ** NO ONWARD CHAIN ** LARGE ENCLOSED GARDEN ** OFF-STREET PARKING ** IDEAL FIRST TIME BUY * POTENTIAL BUY TO LET INVESTMENT **** Ideal first time buyer home or buy to let investment, situated in a popular residential location close to local amenities & reputable schools, offered to the market with no onward chain.

The accommodation briefly comprises: Entrance hall with laminate floor, opens to a light & airy lounge benefiting from a marble surround with living flame gas fire, open plan with PVCu patio doors opening to the rear timber decked area. Modern fitted kitchen comprising of a range of base and wall units in light Grey with complimentary work surfaces, kick plate heater, led under lighting. Integrated dishwasher, fridge, stainless steel oven, microwave halogen hob and extraction fan. Side elevation window and stable door to rear garden. Additional pantry storage.

To the first floor there are two double bedrooms

situated alongside the stylish bathroom. Bedroom one with fitted wardrobes and over bed storage cupboards, bedroom two with space for wardrobes and storage. Panelled bath, over gas power shower with splash screen, hand wash pedestal and low level w.c., Airing storage, ladder towel radiator and fully tiled walls with mosaic border.

Externally the property benefits from gardens to both front & rear, front and rear resin drive offering ample parking. The private rear garden with patio area, lawn, ornamental fish pond with decking and 10ft x 10ft out building with mains supply and patio. garage.and a single detached garage with power and utility area.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings	Services
Rating authority Borough Council Tax Band A	Tenure Freehold