



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(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.

**Gain Lane, Bradford, BD3 7DW
 Offers In The Region Of £190,000**

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.



Gain Lane, Bradford, BD3 7DW



**** Three Bedrooms ** Semi-Detached **
 Lounge & Kitchen Diner ** No Onward Chain
 ** D/Glazed & C/Heated ** Off-Street Parking
 ** Close To Amenities ** Popular Residential
 Location ** Nestled in the desirable area of Gain
 Lane, Bradford, this charming three-bedroom
 semi-detached house offers a perfect blend of
 comfort and modern living.**

Upon entering, you are welcomed by a bright hallway that leads to the various rooms, all adorned with stylish laminate flooring. The living room, located at the front of the house, features double-glazed windows that allow natural light to flood the space, complemented by central heating for those cooler evenings.

At the rear, the family kitchen is a delightful hub for cooking and entertaining. It boasts an array of wall and base units, ample space for all necessary appliances, and a central kitchen island equipped with a gas hob. Double-glazed windows and a rear door provide easy access to the expansive garden, making it a perfect spot for summer gatherings.

The modern family bathroom is conveniently located on the ground floor, featuring a contemporary three-piece suite with a walk-in shower and fully tiled walls and floors. Ascending to the first floor, you will find the generously sized master bedroom, which comfortably accommodates a double bed and offers space for a wardrobe. The second and third bedrooms are well-proportioned single rooms, each benefiting from double-glazed windows, central heating, and a cosy carpet finish. An additional toilet on this floor adds to the convenience of the layout.

Outside, the property boasts a large private rear garden, complete with a patio area and a grassy expanse, perfect for children to play or for hosting summer barbecues. The front of the house features a long driveway that can accommodate several vehicles, along with a side garden that enhances the property's curb appeal.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings A Mature Three Bedroom Semi-Detached Family Home With A Private Rear Garden.</p> <p>Rating authority Borough Council Tax Band A</p>	<p>Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p>Tenure Freehold</p>
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