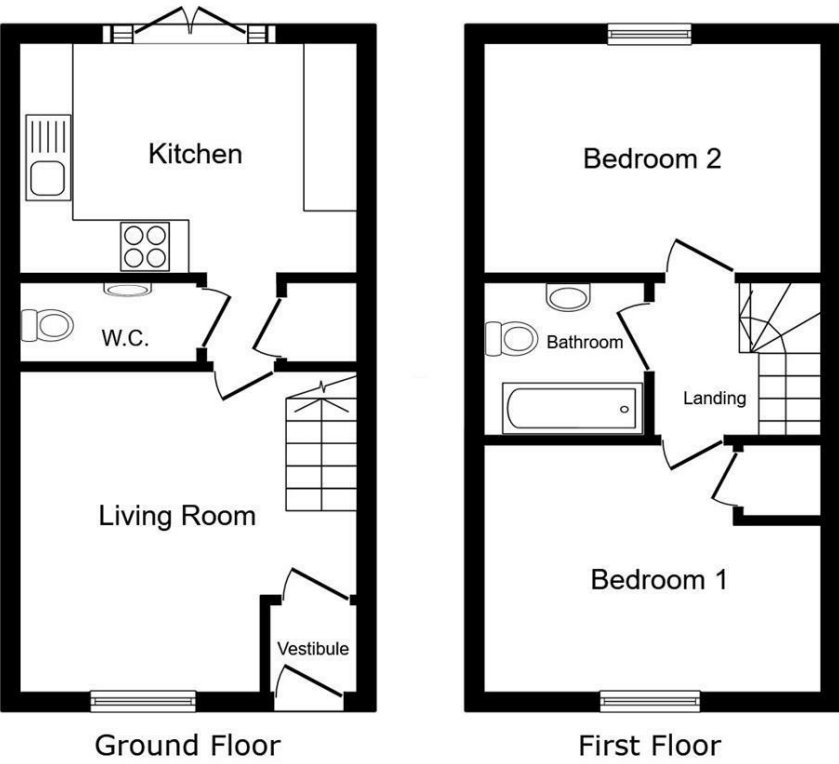
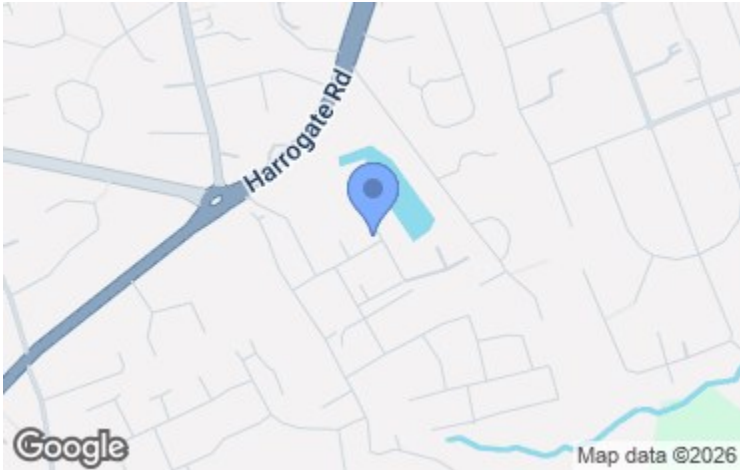




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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) A		99
(81-91) B	84	
(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.



Fetlock Drive, Bradford, BD2 3FH
£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.



Fetlock Drive, Bradford, BD2 3FH

 1  2  2

**** 2 DOUBLE BEDROOMS ** MODERN TOWNHOUSE ** NO ONWARD CHAIN ** IDEAL FIRST TIME BUY ** EV CHARGING POINT ** ENCLOSED REAR SOUTH FACING GARDEN ** READY TO MOVE IN FEEL ** CONVENIENTLY LOCATED **** This modern mid-terrace townhouse presents an excellent opportunity for first-time buyers and young professionals alike. Offered to the market with no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by an entrance vestibule that leads into a cosy lounge, which is tastefully decorated in neutral tones and features comfortable carpeted flooring, a double glazed window to front and gas central heating radiator and stairs to the first floor landing. To the rear aspect is the breakfast kitchen, equipped with modern wall and base units, integral appliances including fridge freezer, dishwasher and washing machine, an electric oven with gas hob and extractor fan over. Space for small dining table with patio doors leading to the rear garden. A downstairs

w/c and a built-in storage cupboard add to the practicality of this well-designed space.

The first floor comprises two generously sized double bedrooms. The main bedroom includes fitted wardrobes and a storage cupboard, with a window overlooking the front. The second bedroom also features built-in wardrobes and offers a pleasant view of the rear garden. Completing this floor is a part-tiled family bathroom, which includes a modern white three-piece suite including bath and shower over, wash hand basin and low level flush w/c.

Externally, the property benefits from off-street parking at the front, while the enclosed rear garden features a lawn, a patio seating area, and well-maintained flowerbeds with fenced borders.

With excellent transport links and a variety of local amenities nearby, this property is perfectly positioned for convenience and comfort. Do not miss the chance to view this charming home that combines modern living with a welcoming community atmosphere.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Modern Two Double Bedroom Townhouse Within Popular Residential Development Offered To The Market With No Onward Chain.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold