



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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@wwstateagents.com

Directions

See Mapping.

Blakehill Avenue, Bradford, BD2 3JT
£200,000

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.



****3/4 BEDROOMS ** SEMI-DETACHED ** POTENTIAL TO EXTEND S.T.P.P.** QUIET CUL-DE-SAC LOCATION ** POPULAR RESIDENTIAL AREA ** EXCELLENT TRANSPORT LINKS **** A 3/4 bedroom semi-detached family home offers a delightful blend of comfort and style, making it an ideal choice for first-time buyers and young families. The property is beautifully presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

The entrance hall features a built-in cloak cupboard. The cosy lounge, located at the front of the house, boasts a gas fire with mantle over, carpeted flooring and neutral decor. The dining room, situated at the rear, is filled with natural light thanks to patio doors to the rear, ample space for a family dining table also equipped with neutral decor and carpeted flooring. The kitchen is well-equipped with wooden wall and base units, offering space and plumbing for a fridge freezer and washing machine, as well as an internal electric oven and gas hob. A window and door to the side provide easy access to the

outdoors.

Moving to the first floor, the main double bedroom is fitted with a range of wardrobes and overhead units, while the second generous double bedroom overlooks the rear garden and includes built-in robes with sliding doors. The third bedroom, currently utilised as an office, offers versatility for your needs. A loft ladder leads to an occasional attic bedroom, complete with carpeted flooring and a Velux window, adding further potential to the home. The family bathroom is fully tiled and features a three-piece suite, including a bath, wash hand basin, and w/c.

Externally, the property boasts a low-maintenance garden to the front, alongside a driveway leading to a detached garage. The secluded rear garden is a true highlight, featuring a patio seating area, raised lawn, flower beds, and mature borders, providing a tranquil space for outdoor enjoyment. There is also scope to extend S.T.P.P.



Fixtures & fittings 3/4 Bedroom Semi-Detached Family Home Ideal For A Variety Of Buyers.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band B	Tenure Freehold