



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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	



Directions

See Mapping.

Viewing arrangements

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



**Mill Stock Way, Bradford, BD2 3GJ
 Offers In The Region Of £240,000**

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.



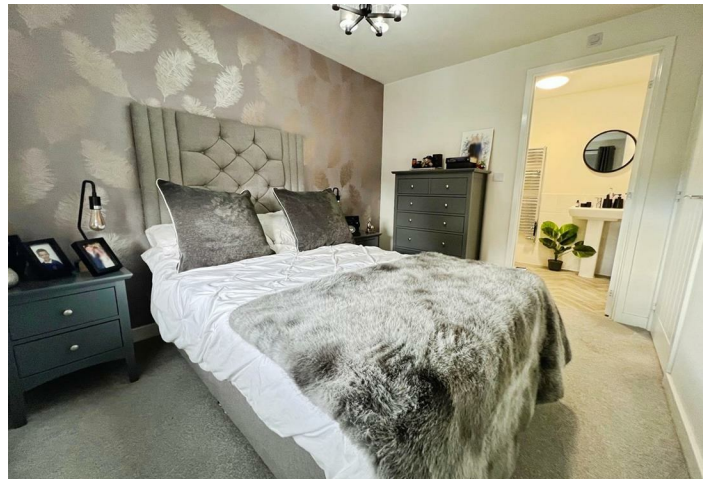
**** 3 BEDROOMS ** IMMACULATE MODERN FINISH ** SUBSTANTIAL REAR GARDEN ** 2 BATHROOMS ** IDEAL FAMILY HOME ****
 Nestled in the tranquil Mill Stock Way, Bradford, this immaculate three-bedroom semi-detached family home is a true gem. Beautifully presented throughout, the property boasts generous room sizes and a modern finish, making it an ideal choice for families seeking comfort and style.

Upon entering, you are welcomed by a composite door leading into the entrance hall, which features a convenient downstairs w/c. The dining kitchen, designed with modern shaker-style wall and base units in a light grey hue, complemented by stylish work surfaces, includes integral appliances such as a fridge freezer, washing machine, dishwasher, electric oven, and gas hob, along with ample space for a dining table, perfect for family gatherings. The spacious lounge, located at the rear, is adorned with plush carpeted flooring and neutral decor, creating a warm and inviting atmosphere. Patio doors open up to the substantial rear garden,

seamlessly blending indoor and outdoor living.

The first floor landing, complete with built-in storage, leads to the main double bedroom, which features neutral decor, carpeted flooring, and lovely views from the rear window. This bedroom also benefits from a large en-suite shower room, equipped with a shower cubicle, wash hand basin, and w/c. The second double bedroom is bright and airy, while the third bedroom, currently utilised as a dressing room, comes with fitted wardrobes. The family bathroom is part-tiled and includes a modern three-piece suite with a bath and shower over, w/c, and wash hand basin.

Externally, the property is situated on a quiet road with only seven houses, offering a desirable outlook to both the front and rear. Off-street parking is available for multiple cars, and the substantial rear garden is mainly laid to lawn, bordered by fencing, providing a perfect space for children to play or for entertaining guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Immaculate & Beautifully Presented Three bed Semi-Detached Home With A Substantial Rear Garden.

Rating authority
Borough Council Tax Band C

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