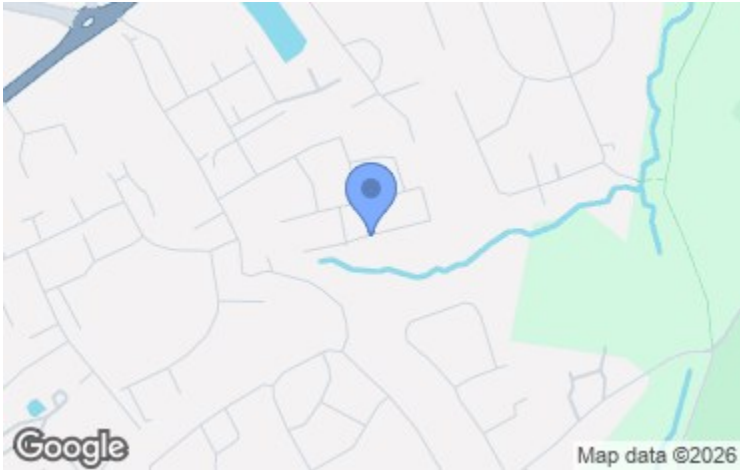




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

The Gaits, Bradford, BD2 3FR
Offers In The Region Of £330,000

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.

**** Four Doubles Bedroom ** Modern Detached Property ** High Specification Finish Throughout ** Ready To Move In Feel ****

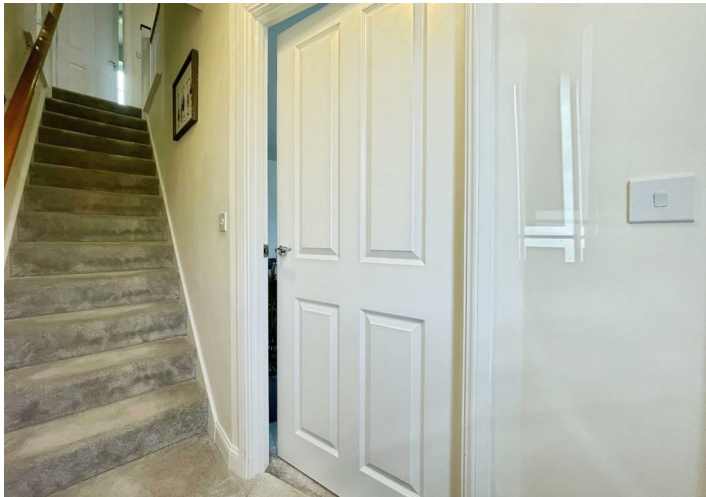
Welcome to this beautifully presented four-bedroom detached house located in the desirable area of The Gaits, Bradford. As you enter the property, you are greeted by a spacious hallway that provides access to the living room & the staircase leading to the first floor. The modern living room, situated at the front of the house, boasts large double-glazed windows that fill the space with natural light, complemented by a cosy carpet finish and convenient under-stairs storage.

At the rear, you will find an open-plan kitchen diner that is both stylish & functional. The kitchen features a range of wall and base units in a crisp white finish, along with integrated appliances & laminate flooring for easy maintenance. Patio doors lead from the dining area to a large private garden, perfect for outdoor entertaining or family gatherings. Additionally, a utility room with appliances and access to a downstairs bathroom enhances the

practicality of this home.

On the first floor, you will discover four generously sized double bedrooms, each equipped with double-glazed windows, central heating, & ample space for wardrobes, all finished with comfortable carpeting. The master bedroom includes an en-suite bathroom, complete with a three-piece suite and a walk-in shower, finished with laminate flooring and stylish tiled walls. The modern family bathroom also features a three-piece suite with a shower over the bath, ensuring convenience for all.

Outside, the property boasts a large rear garden, providing a tranquil space for relaxation. The front of the house features a double driveway with parking for up to three vehicles, along with an attached garage for additional storage or parking needs. This delightful home offers a perfect blend of modern living and comfort, making it an ideal choice for families seeking a spacious and well-appointed residence in Bradford.



Fixtures & fittings Immaculate & Beautifully Presented Four bed Detached Home With A Substantial Rear Garden.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band D	Tenure Freehold