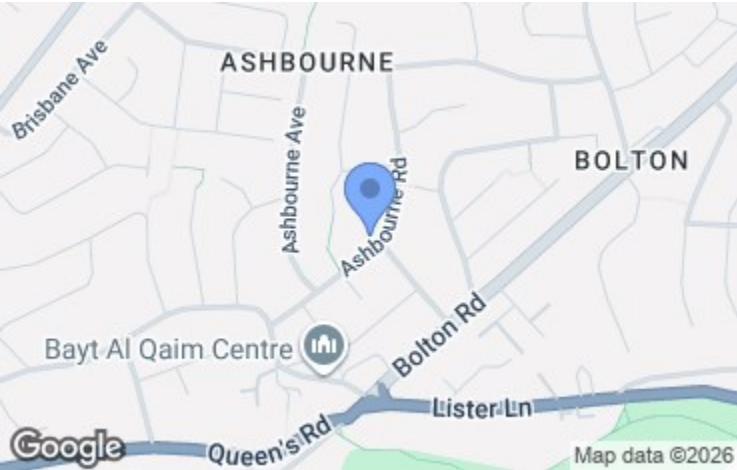




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      |           |
| (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.

Ashbourne Road, Bradford, BD2 4AH  
£160,000

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.



Ashbourne Road, Bradford, BD2 4AH

 1  3  1

**\*\* 3 BEDROOMS \*\* SEMI-DETACHED \*\*  
OFF-STREET PARKING \*\* IDEAL FIRST  
TIME BUYER HOME \*\* POPULAR  
RESIDENTIAL LOCATION \*\* 2 GARAGES \*\*  
MODERN KITCHEN & BATHROOM \*\***  
Situating on the popular residential location of  
Ashbourne Road, is this extended three  
bedroom semi-detached home ideal for first  
time buyers and young professionals alike.

A PVCu porchway leads to an entrance  
vestibule, giving access to the lounge and stairs  
to the first floor. The lounge is finished with  
modern decor and carpeted flooring, a panelled  
wall with lighting, double glazed bay window to  
front, gas central heating radiator and access to  
an inner hallway. The inner hallway leads to  
the kitchen, family bathroom and side  
elevation. The kitchen is fitted with modern wall  
and base units with work surfaces over and  
breakfast bar, space and plumbing for fridge  
freezer and washing machine, integral electric  
oven with gas hob and extractor fan over, dual  
aspect double glazed windows, gas central  
heating and laminate flooring. The family

bathroom comprises a modern walk-in shower  
cubicle, with wash hand basin and vanity unit  
under, low level flush w/c, heated towel rail,  
frosted double glazed window to rear.

The first floor landing leads to two double  
bedrooms with gas central heating radiators,  
double glazed windows, neutral decor and  
carpeted flooring, a third generous single  
bedroom currently used for storage, with double  
glazing and gas central heating.

Externally, the property enjoys a generous plot  
offering off-street parking to the front and a  
garage with an up and over door. The rear  
garden is fully enclosed with a secondary garage  
with up and over door, patio, a secluded garden  
with mature plants and bushes to the rear of the  
garage, and access to a basement storage cellar.

Early viewings highly recommended to avoid  
missing out on this ideal home in a sought after  
location!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

**Fixtures & fittings**  
Well Presented Three Bedroom Semi-Detached Home With Modern  
Kitchen & Bathroom, Ideal For First Time Buyers & Young  
Families.

**Rating authority**  
Borough Council Tax Band B

**Services**  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS  
- FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages  
with JD, Hanie & Co, who are authorised and regulated by the Financial conduct  
Authority.

**Tenure**  
Freehold