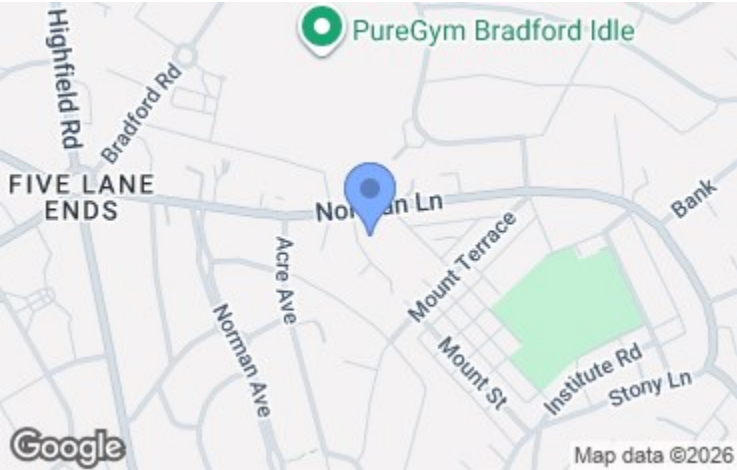




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Mount Grove, Bradford, BD2 2JL
Offers In The Region Of £185,000

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.



Mount Grove, Bradford, BD2 2JL

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**** 2/3 BEDROOMS ** GARDENS TO FRONT & REAR ** IDEAL FIRST TIME BUY ** CONVENIENT LOCATION ** EXTENDED DINING KITCHEN ** EXCELLENT TRANSPORT LINKS **** Nestled in the tranquil cul-de-sac of Mount Grove, this well-presented mid-terrace house offers a delightful opportunity for first-time buyers and young professionals alike.

An entrance porch that leads into the hallway. The lounge features a cosy gas fire and a mantle, creating a warm atmosphere, while a window to the front allows natural light to flood the space. The under-stairs cupboard provides practical storage, and the lounge seamlessly connects to the modern, extended open-plan dining kitchen. This stylish kitchen boasts cream gloss wall and base units, an integral fridge freezer, and both an electric oven and a fan oven. The island and breakfast bar offer additional dining space, making it perfect for entertaining. Sliding patio doors open up to the garden, complemented by a skylight that enhances the airy feel of the room.

The first floor landing leads to a generous main double bedroom, complete with fitted wardrobes and two windows that overlook the front. A space-saver staircase ascends to the occasional attic room, which is equipped with a radiator and a Velux window, easily utilised as storage, home office and/or playroom. The second double bedroom also features fitted wardrobes and over-bed units, with a window that looks out to the rear. The family bathroom is fully tiled and includes a bath with a shower over, a w/c, and a wash hand basin, ensuring all your needs are met.

Externally, the property boasts a lovely front garden with a lawn, a pathway leading to the front door, and flower bed borders, along with a pond. The enclosed rear garden offers privacy, featuring a decked area, a large shed, and a lawn, perfect for outdoor relaxation.

This delightful home is ideally located close to a variety of local amenities and excellent transport links, making it a perfect first time buyer home.



Fixtures & fittings
2/3 Bedroom Mid Through Terrace Ideal For First Time Buyers & Young Families Alike.

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 Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold