

Total floor area: 130.4 sq.m. (1,404 sq.ft.)

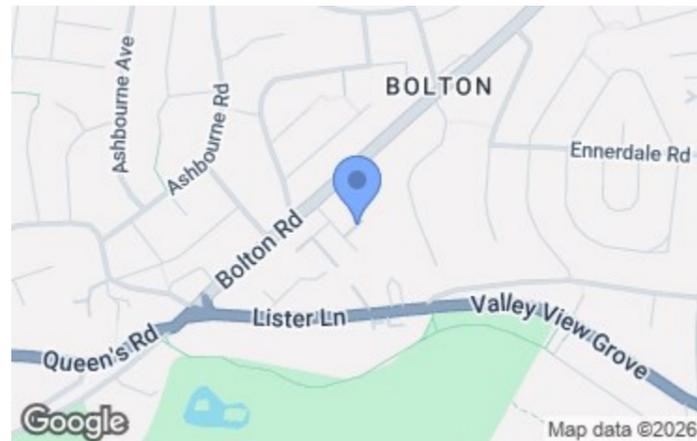
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	81	90

**Viewing arrangements**

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



**Directions**

See Mapping.



**Vicarage Mews, Bradford, BD2 4LG**  
**Offers In The Region Of £215,000**

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.



Vicarage Mews, Bradford, BD2 4LG



**\*\* 3/4 DOUBLE BEDROOMS \*\* GENEROUS ROOM SIZES \*\* ACCOMMODATION OVER 3 FLOORS \*\* PERFECT FOR GROWING FAMILIES \*\* ENCLOSED REAR GARDEN \*\* WELL PRESENTED THROUGHOUT \*\*** this impressive townhouse offers a perfect blend of modern living and spacious accommodation, ideal for a growing family. This property is thoughtfully arranged over three floors, providing generous room sizes that cater to larger families.

Upon entering, you are greeted by a large entrance hall that leads to a well-appointed dining kitchen, equipped with a range of wall and base units, space and plumbing for fridge freezer, washing machine and dishwasher, an electric fan oven with gas hob and extractor fan, sink and drainer, space for family dining table, laminate flooring and patio doors to rear. The ground floor also features a convenient w/c and a garage conversion, currently utilised as a bedroom, offering flexibility for your living arrangements, although it should be noted that this conversion has not been passed to regulations.

The first floor boasts a substantial lounge, complete with a charming Juliette balcony



over-looking the rear garden and a feature panelled wall. This level also includes a third double bedroom the the front aspect and a family shower room with a shower, w/c, wash hand basin and heated towel rail.

Ascending to the second floor, you will find the main double bedroom, which is generously sized and features a built-in walk-in wardrobe, naturally lit via two double glazed windows to rear, an ensuite bathroom including a bath, w/c and wash hand basin. Additionally, there is a second double bedroom equipped with a built-in storage cupboard, laminate flooring and window to front.

The property is complemented by an enclosed garden to the rear, featuring a patio seating area and an artificial grassed lawn and fenced borders. With its quiet cul-de-sac location, this townhouse is conveniently close to local amenities, with excellent transport links, and in school catchment area.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Three/Four Bedroom Modern Townhouse With Generous Room Sizes Throughout, Ideal For Growing Families.

**Rating authority**  
Borough Council Tax Band D

**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