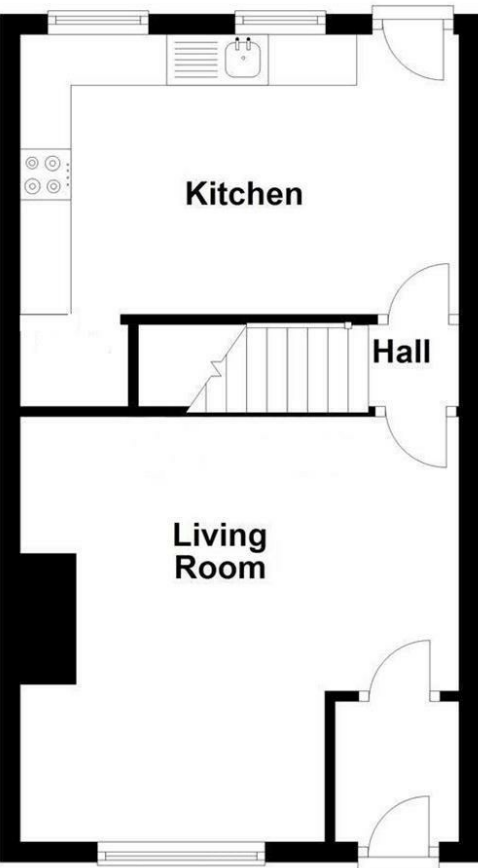
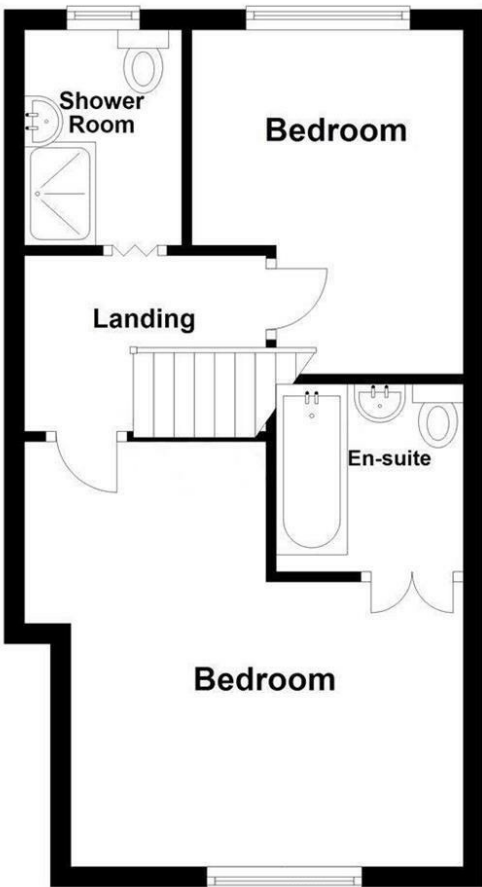


Ground Floor



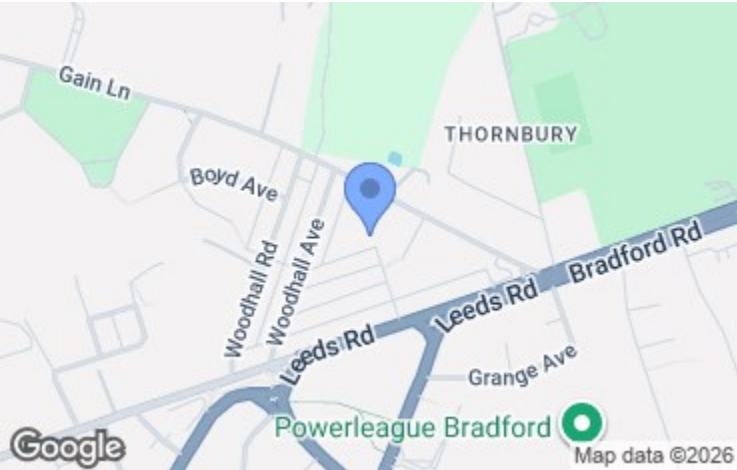
First Floor



Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	78



Viewing arrangements

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

Directions

See Mapping.

Woodhall Place, Bradford, BD3 7BX
Offers In The Region Of £150,000

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.



Woodhall Place, Bradford, BD3 7BX

 1  2  2

**** 2 DOUBLE BEDROOMS ** 2 BATHROOMS ** MODERN FINISH THROUGHOUT ** DINING KITCHEN ** ENCLOSED REAR GARDEN ** PERFECT FIRST TIME BUY **** This mature two-bedroom end terrace house offers a perfect blend of modern living and comfort. With an immaculate finish throughout, this property is ideal for those seeking a stylish yet practical home.

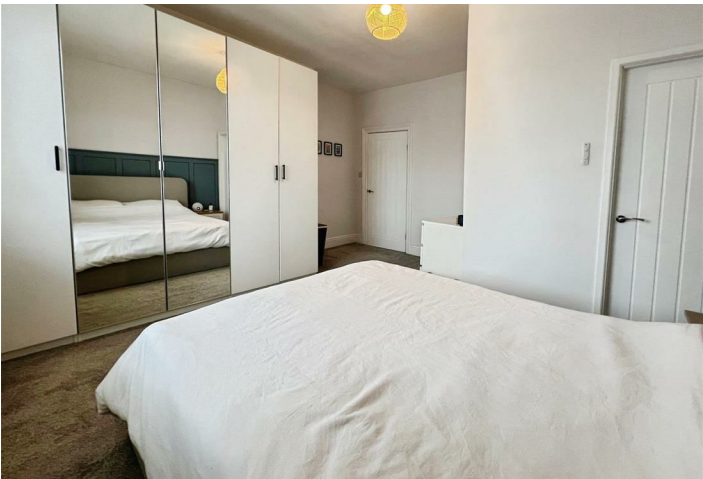
Upon entering, an entrance vestibule leads into a generous lounge, featuring a double-glazed window that fills the room with natural light. The lounge is equipped with gas central heating, carpeted flooring, and neutral decor, creating a warm and inviting atmosphere. From here, you can easily access the dining kitchen, which is situated at the rear of the property.

The dining kitchen is a true highlight, boasting a range of shaker-style wall and base units complemented by wooden work surfaces. It includes an integral electric oven, a gas hob, and ample space for a fridge freezer, plumbing for washing machine, and a family dining table. The room is enhanced by laminate flooring, spotlighting, and a PVCu door that opens directly to the rear garden.

The first floor landing leads to a substantial main double bedroom, complete with an en-suite bathroom featuring a bath, wash hand basin, and low-level flush w/c. The second double bedroom benefits from built-in storage and a double-glazed window overlooking the rear garden. A modern shower room services the house, equipped with a shower cubicle, wash hand basin with vanity unit, w/c, and heated towel rail.

Externally, the property offers off-street parking and a low-maintenance garden to the front. The secluded rear garden is a private oasis, featuring a patio area, slate chippings, decking, and mature garden borders.

This property is a wonderful opportunity for first time buyers and young professionals alike with excellent transport links into Leeds and Bradford, and an array of local amenities nearby. Early viewings are heavily recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Immaculate Two Double Bedroom End Of Terrace,
Ideal For First Time Buyers

Rating authority
Borough Council Tax Band A

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