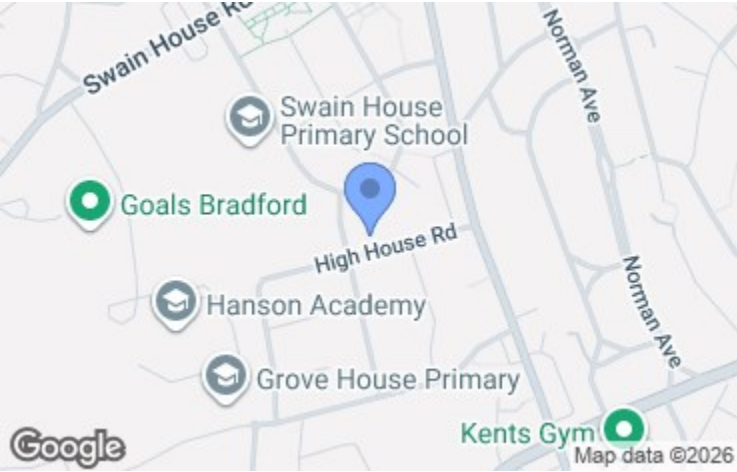




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewing arrangements**

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

**Directions**

See Mapping

**High House Road, Bradford, BD2 4EU**  
**£230,000**

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.



**\*\* Three Bedrooms \*\* Semi-Detached \*\* Ideal For First Time Buyers \*\* Newly refurbished \*\* Enclosed Rear Garden \*\* No Onwards Chain \*\***  
Nestled on High House Road in Bradford, this charming three-bedroom semi-detached property offers a delightful blend of modern living and comfort. Recently refurbished, the home spans an impressive 926 square feet, providing ample space for families or those seeking a bit more room.

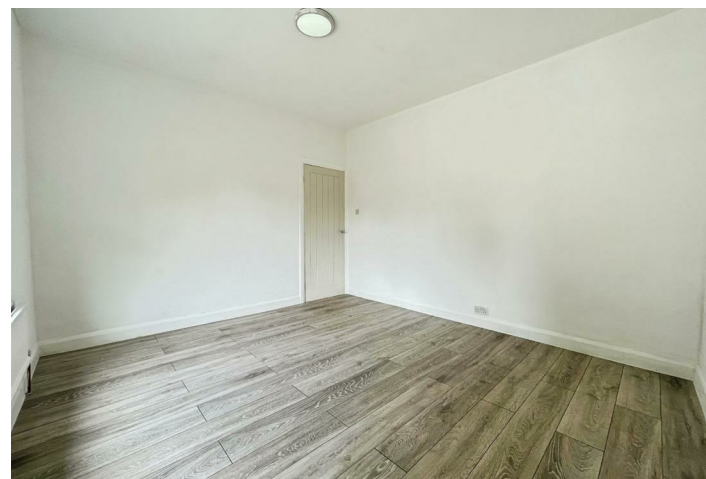
Upon entering through the welcoming front porch, you are greeted by a spacious hallway that leads to the various living areas. The front living room boasts a generous size, enhanced by a large double-glazed window that allows natural light to flood the space, complemented by stylish laminate flooring. Adjacent to this is the well-appointed kitchen, featuring a range of wall and base units, with sufficient space for freestanding appliances. A rear door conveniently opens to the expansive back garden, perfect for outdoor entertaining or simply enjoying the fresh air.

The rear reception room serves as a versatile dining area, also benefiting from a double-glazed window and a continuation of the laminate flooring, creating a seamless flow throughout the ground floor.

Venturing upstairs, you will find two spacious double bedrooms, each capable of accommodating a double bed and wardrobes, ensuring comfort and practicality. The third bedroom, ideal for a child or as a study, offers space for a single bed and features double-glazed windows and a cosy carpet finish.

The modern family bathroom is a highlight, featuring a three-piece suite with a shower over the bath, elegantly finished with fully tiled white walls.

Outside, the property boasts a detached garage and a driveway that can accommodate several vehicles, a rare find in this area. The large rear garden is designed for low maintenance, providing a perfect retreat for relaxation or play.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Three Bedroom Semi-Detached Family Home Ideal For First Time Buyers and/or Growing Families Alike.

Rating authority  
Borough Council Tax Band

**Services**

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Tenure  
Freehold