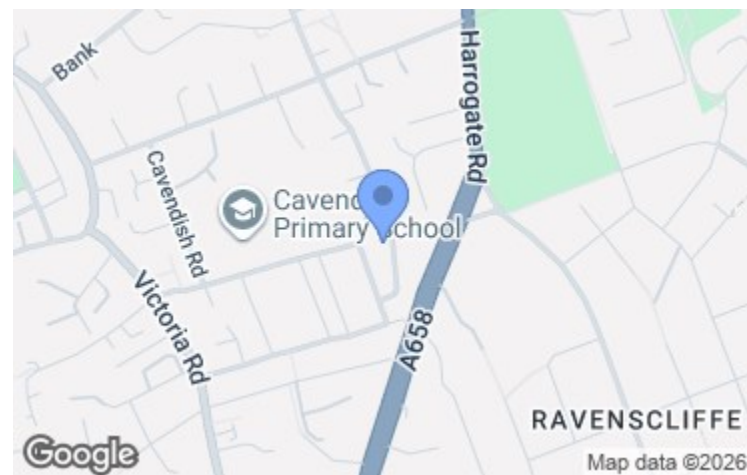




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

### Viewing arrangements

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



### Directions

See Mapping.



## Summerbridge Crescent, Bradford, BD10 8BB Offers In The Region Of £170,000

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.

Summerbridge Crescent, Bradford, BD10 8BB



**\*\* Ideal First Time Buyer Home \*\* Popular Residential Location \*\* Popular Residential Location \*\* Enclosed Rear Garden \*\* Well-Regarded School Catchment \*\* Off Street Parking \*\* Nestled in the charming area of Summerbridge Crescent, Bradford, this delightful three-bedroom Through Townhouse house offers a perfect blend of comfort and style.**

Upon entering, you are welcomed into a spacious living room that runs the full length of the property. The room features elegant paneling on the walls and an electric fireplace, creating a warm and inviting atmosphere. Large double-glazed windows at the front and patio doors at the rear allow for an abundance of natural light, while the light wood effect laminate flooring adds a modern touch.

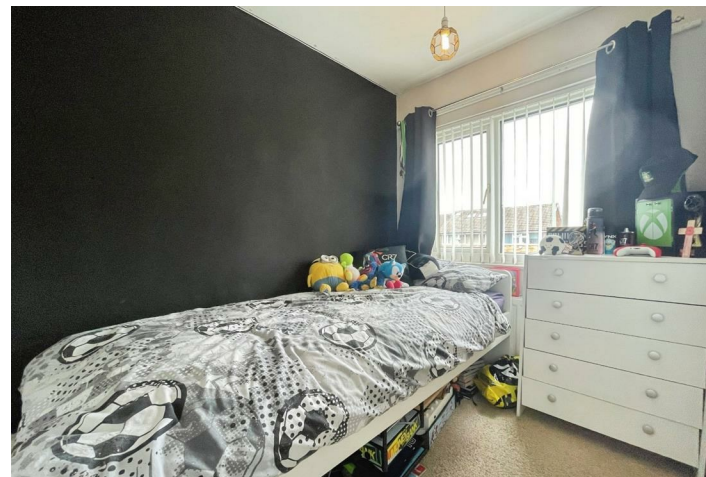
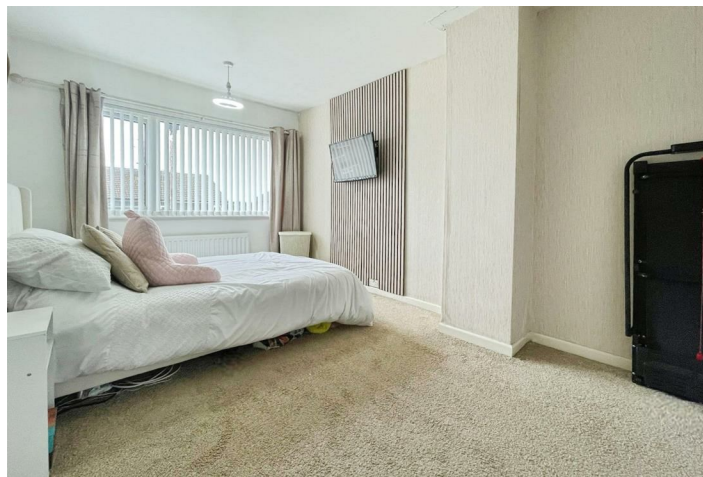
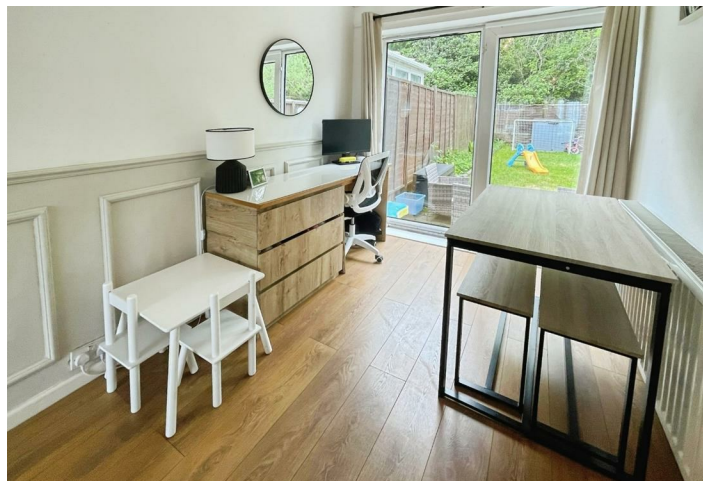
The kitchen is well-equipped with a variety of wall and base units, a fan oven and hob with an extractor above, and ample space for freestanding appliances with integrated dishwasher. The walls are tastefully tiled, and

patterned laminate flooring adds character to the space. A door leads from the kitchen to the rear garden, making it convenient for outdoor entertaining or simply enjoying the fresh air.

On the first floor, you will find two generously sized bedrooms, both featuring double-glazed windows and central heating, ensuring comfort throughout the seasons. The third bedroom is a good-sized single, also benefiting from double glazing and central heating.

The family bathroom is fitted with a three-piece suite, including a shower over the bath, and features patterned laminate flooring for a cohesive look.

The rear garden is a lovely outdoor space, complete with a grassy area and a path leading to the side, providing access from the back.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> Three Bedroom Through Townhouse In Popular residential Location, Ideal For First Time Buyers &amp; Young Professionals Alike.</p> <p><b>Rating authority</b> Borough Council Tax Band B</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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