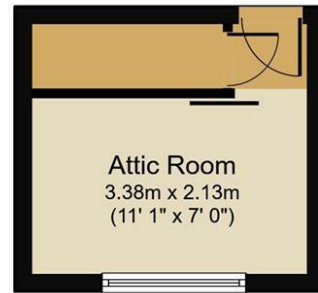


Ground Floor



First Floor

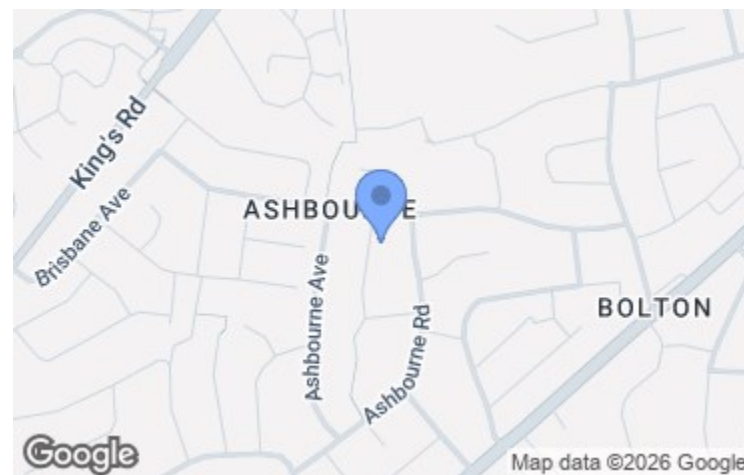
Created using Vision Publisher™



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		
	58	75
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See Mapping.



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.



**Ashbourne Oval, Bradford, BD2 4DH
Offers In The Region Of £155,000**



**** 2 DOUBLE BEDROOMS ** SEMI-DETACHED TRUE BUNGALOW ** NO ONWARD CHAIN ** IDEAL FOR DOWNSIZING ** OFF-STREET PARKING & GARAGE ** LOFT SPACE WITH DORMER WINDOW ** uPVC D/GLAZING & GAS C/HEATING **** A charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable home with potential for personalisation. The property features two generously sized double bedrooms and a well-proportioned reception room, making it ideal for small families or those looking to downsize.

Upon entering through the side door, you are welcomed into a hallway that leads to a spacious lounge at the front of the property. This inviting space boasts a large window that floods the room with natural light, complemented by a feature fireplace and neutral decor, creating a warm and welcoming atmosphere. The kitchen is fitted with practical wall and base units, providing ample storage, and includes space for essential appliances such

as a fridge freezer and washing machine. The kitchen also accommodates a dining table, making it a perfect spot for family meals.

The main bedroom, located at the rear, is a generous double with a window overlooking the garden, while the second double bedroom also benefits from a rear aspect. Both rooms are neutrally decorated and carpeted. The bathroom features part-tiled walls and a beige three-piece suite, including a bath with a shower over, a wash hand basin, and a W.C. A notable feature of this bungalow is the loft hatch with a drop-down ladder, leading to a spacious room with a small dormer window, offering further potential for development, subject to planning permission.

Externally, the property boasts ample off-street parking and a detached garage, providing convenience for vehicle storage. The front garden is adorned with artificial turf and a walled border, while the enclosed rear garden features a low-maintenance patio, perfect for outdoor relaxation.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two Double Bedroom True Bungalow Sold With No Onward Chain.

Rating authority
Borough Council Tax Band C

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