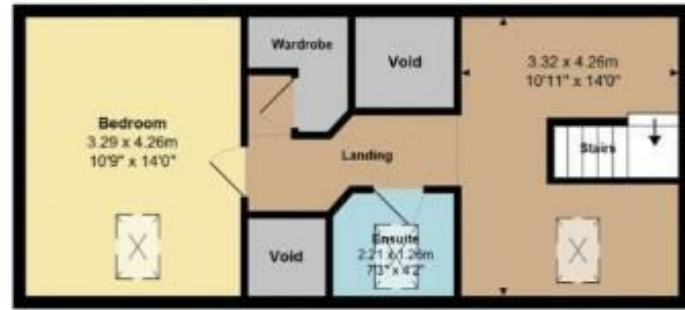




Ground Floor
Approx. Area: 82.6 m² ... 889 ft²



First Floor
Approx. Area: 42.6 m² ... 458 ft²

Approx. Total Area: 125.2 m² ... 1348 ft²

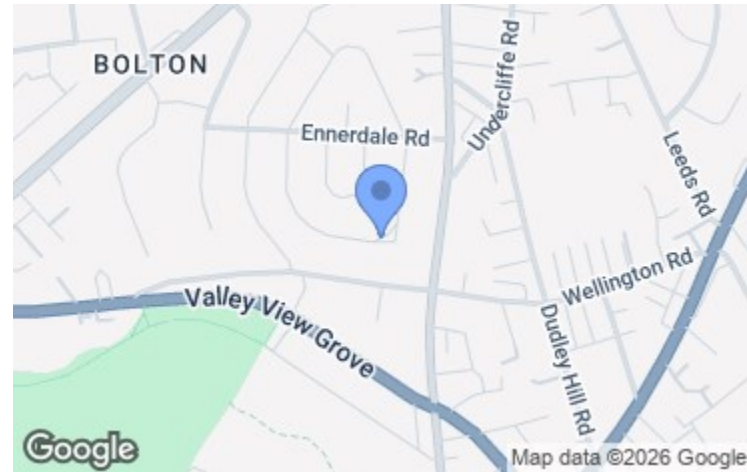
Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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			
		59	82
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

See Mapping.



Buttermere Road, Bradford, West Yorkshire BD2 4JA
Offers In The Region Of £350,000

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.



**** 3 DOUBLE BEDROOMS ** DETACHED BUNGALOW ** 2 RECEPTION ROOMS ** 2 BATHROOMS ** NO ONWARD CHAIN ** SUPERB POTENTIAL ** PLANNING PERMISSION GRANTED TO EXTEND **** A detached bungalow presents an excellent opportunity for those seeking flexible living accommodation. With three spacious bedrooms and two bathrooms and planning permission granted to expand further.

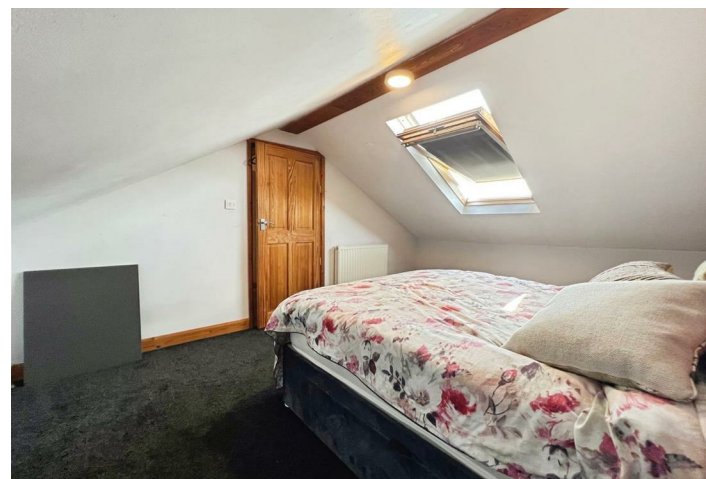
The ground floor includes, a porch leading into an entrance hall. The lounge, features modern decor, a delightful feature fireplace, and a bay window that floods the room with natural light. The large kitchen is well-equipped with ample wall and base units, space for appliances, and a double oven, making it a joy for any home cook. Adjacent to the kitchen is a separate dining room, complete with patio doors that open to the rear garden, ideal for entertaining or enjoying family meals.

The bungalow boasts two double bedrooms on the ground floor, both with space for wardrobes

double glazing and neutral decor. A fully tiled downstairs shower room completes the ground floor, offering a shower cubicle, wash hand basin, and w/c. Stairs to the first floor, lead to a third double bedroom with a Velux window, along with a second bathroom that includes a bath, wash hand basin, and w/c and a landing featuring laminate flooring and additional built-in storage under the eaves, maximising space.

Externally, the property sits on a large plot with a low-maintenance garden at the front, bordered by tall hedges for privacy. A spacious driveway leads to a detached garage, while the enclosed rear garden, though in need of some updating, offers a decked area, lawn, and pebbled sections, providing a tranquil outdoor space.

With planning permission already granted for an extension and dormer conversion, this bungalow is not only a comfortable home but also a fantastic investment opportunity. Don't miss your chance to make this delightful property your own.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three Bedroom Detached Bungalow With Planning Permission Granted For Extension & Dormers.

Rating authority
Borough Council Tax Band D

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finances Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold