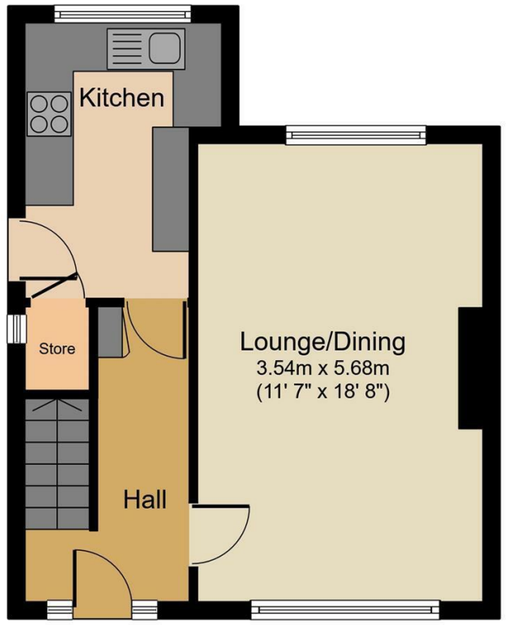
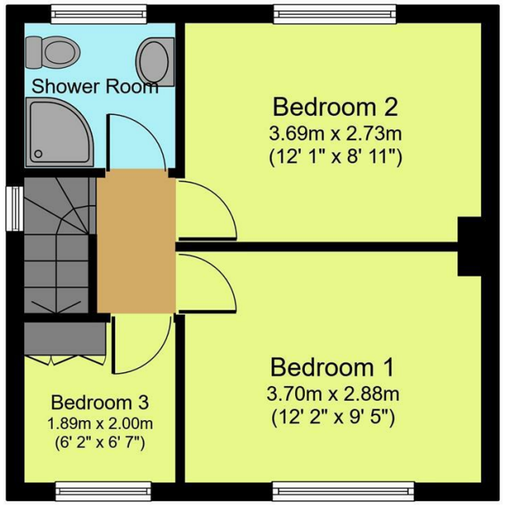


Ground Floor



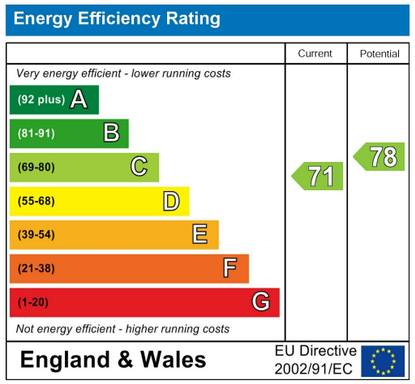
First Floor

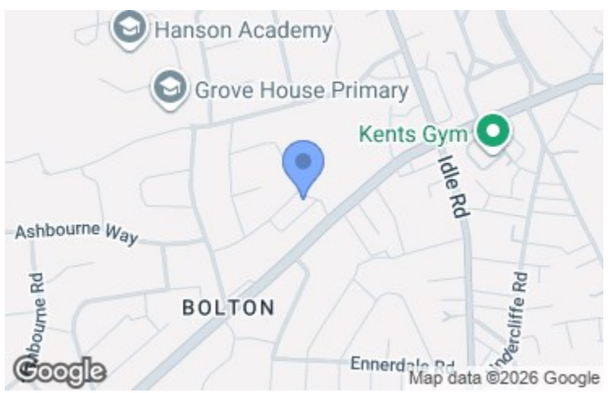
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Viewing arrangements

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

Directions

See Mapping.

Grovelands, Bradford, BD2 4HQ
Offers In The Region Of £210,000

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.

Grovelands, Bradford, BD2 4HQ

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** 3 BEDROOMS ** SEMI-DETACHED ** IDEAL FIRST TIME BUY ** SUPERB POTENTIAL ** POTENTIAL TO EXTEND S.T.P.P. ** NO ONWARD CHAIN ** A mature three-bedroom semi-detached house presents an excellent opportunity for first-time buyers and young professionals. Offered with no onward chain, this property boasts the potential for extension S.T.P.P. making it a versatile choice for those looking to create their ideal home.

Thew ground floor comprises an entrance hall that leads into a bright and airy through lounge diner. This inviting space features windows at both the front and rear, allowing natural light to flood in, complemented by gas central heating and cosy carpeted flooring. The separate kitchen is well-equipped with wall and base units, providing ample storage, and includes space and plumbing for essential appliances. A door to the side and a window to the rear enhance the practicality of this area.

The first floor comprises two generously sized double bedrooms, both featuring carpeted flooring, double glazing, and gas central heating, ensuring comfort throughout the seasons. A single bedroom with built-in storage offers additional versatility, perfect for a child's room or a home office. The family shower room is fully tiled and includes a modern corner shower cubicle, W/C, and wash hand basin, providing a functional space for daily routines.

Externally, the property boasts a well-maintained garden to the front, a detached garage that offers convenient parking to the rear. The large enclosed garden to the rear features a delightful patio seating area, a raised lawn, and fenced borders, creating a private space for relaxation and outdoor entertaining. Additionally, the side garden presents further potential for extension, subject to the necessary planning permissions.

This semi-detached house in Grovelands is a fantastic opportunity to secure a lovely home in a sought-after location, combining comfort, space, and the potential for future development.















Fixtures & fittings

Three Bedroom Semi-Detached Family Home Offered To The Market With No Onward Chain, Ideal For First Time Buyers.

Rating authority

Borough Council Tax Band B

Services

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

Tenure

Freehold