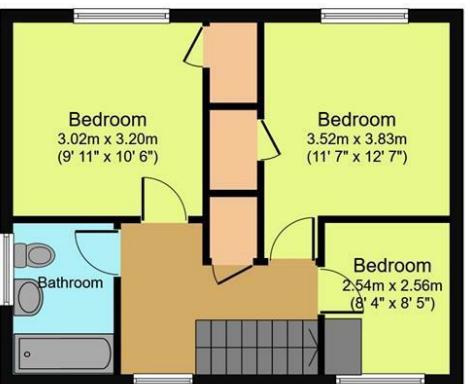




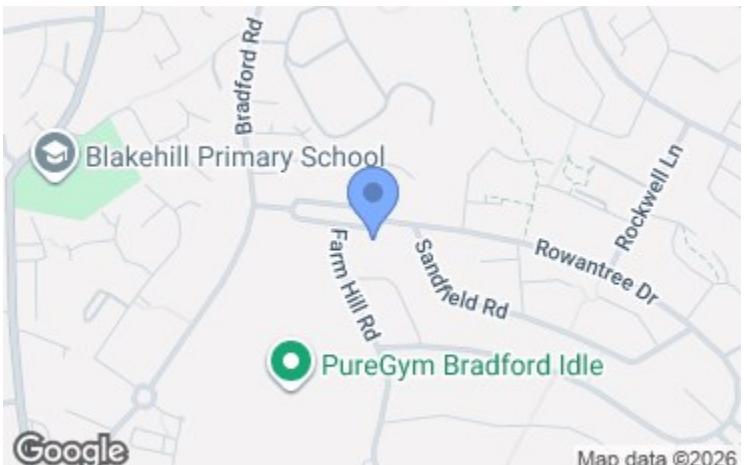
Ground Floor



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		
England & Wales	EU Directive 2002/91/EC	



#### Viewing arrangements

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

#### Directions

See Mapping.



**Rowantree Drive, Bradford, BD10 8JE**

**£140,000**

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 BEDROOM END-TERRACE \*\***  
**OPEN PLAN DINNING KITCHEN \*\* IDEAL FIRST HOME \*\* GENEROUS ROOM SIZES THROUGHOUT \*\* CLOSE TO LOCAL AMENITIES \*\*** Located in the desirable area of Rowantree Drive, Bradford, this charming end terrace house offers a perfect blend of comfort and practicality.

As you enter, you are welcomed by a spacious hallway that leads into a bright and airy living room. The room features large double-glazed windows that overlook the rear garden, allowing natural light to flood in, and is complemented by a cosy gas fireplace, creating a warm atmosphere for family gatherings.

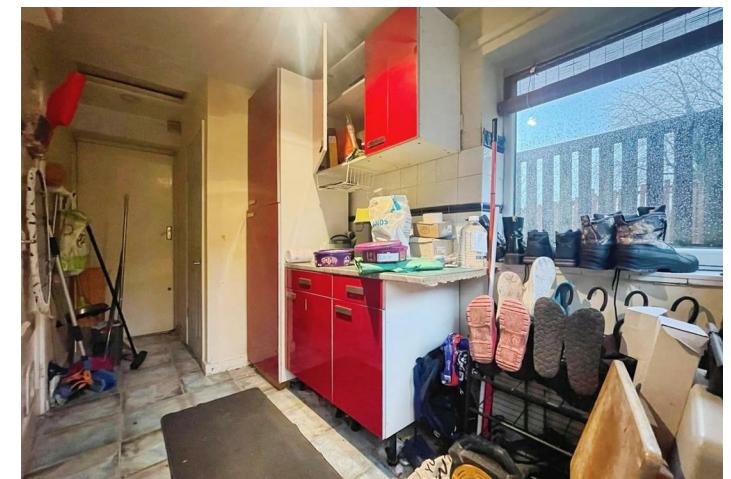
The open-plan kitchen and dining area is well-equipped with a variety of wall and base units, providing ample storage space. It includes a free-standing oven and hob, a fridge freezer, and a washing machine, making it ideal for modern living. Adjacent to the kitchen is a convenient utility room that offers direct access to the rear garden, as well as a downstairs W/C



for added convenience.

On the first floor, you will find two generously sized double bedrooms, both featuring built-in wardrobes, providing plenty of storage. The third bedroom is also a good size, perfect for a child's room or a home office. The family bathroom is fitted with a three-piece suite, including a shower over the bath, and is finished with laminate flooring for easy maintenance.

The rear garden is a delightful outdoor space, arranged over three levels. The first level features a patio area, perfect for al fresco dining, while the upper levels are laid to grass, providing a lovely area for children to play or for gardening enthusiasts to cultivate their plants.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Rating authority  
Borough Council Tax Band A

#### Services

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Tenure  
Freehold