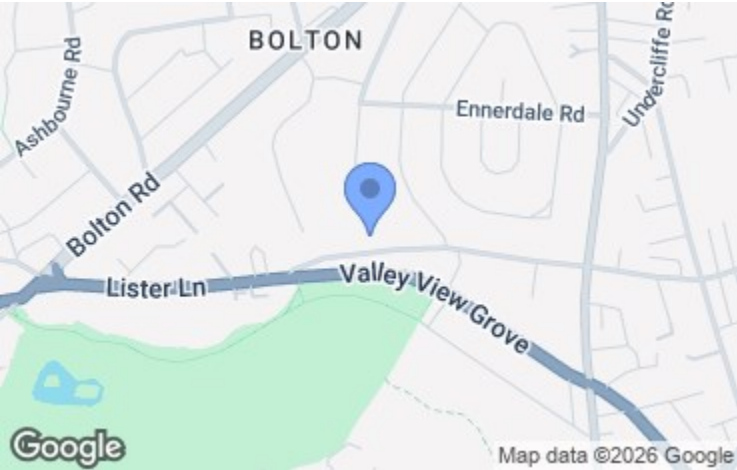




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Lister Lane, Bradford, BD2 4LU
Offers In The Region Of £485,000

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.

**** Five Bedrooms ** Extended Detached Home**
**** Generous Room Sizes Throughout ****
Substantial Family Home ** Modern Finish Throughout ** Beautifully Presented ** Ensuite To Master Bedroom ** Nestled on Lister Lane in Bradford, this stunning five-bedroom detached home offers a perfect blend of modern living and elegant design. Upon entering, you are greeted by a spacious hallway that leads to a variety of well-appointed rooms on the ground floor. The heart of the home is a beautifully extended open-plan kitchen diner, featuring an array of wall and base units, integrated appliances, and a striking skylight above the kitchen island. The sliding doors open to the rear garden, creating a seamless connection between indoor and outdoor spaces, while the herringbone flooring and spotlights add a touch of sophistication.

To the left of the entrance, you will find a versatile reception room that can serve as a home office, bathed in natural light from multiple double-glazed windows. On the opposite side, the living room boasts ample

space and charming bay windows that overlook the front of the property, also finished with herringbone flooring and spotlights. A double bedroom at the rear of the house offers a peaceful retreat, complete with double-glazed windows and stylish flooring.

The ground floor is completed by a fully tiled three-piece bathroom suite, ensuring convenience for family and guests alike. Ascending to the second floor, you will discover three generously sized double bedrooms, each with ample wardrobe space and double-glazed windows. A further spacious bedroom completes this level, alongside a family bathroom featuring a fully tiled three-piece suite with a shower over the bath.

Outside, the property boasts both front and rear gardens, offering delightful views and a tranquil setting. With parking for one vehicle, this exceptional home is perfect for families seeking comfort and style in a desirable location.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful Extended Detached Home, Ideal For A Growing Family Or Extended Family, Ready To Move In.....

Rating authority
Borough Council Tax Band

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

Tenure
Freehold