



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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.

Wrose Road, Bradford, BD2 1PA
Offers In The Region Of £230,000

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 BEDROOMS ** SEMI-DETACHED FAMILY HOME ** EXTENDED TO REAR ** OPEN PLAN DINING/KITCHEN ** POPULAR RESIDENTIAL LOCATION ** AMPLE OFF-STREET PARKING ** POTENTIAL TO EXTEND S.T.P.P. ****

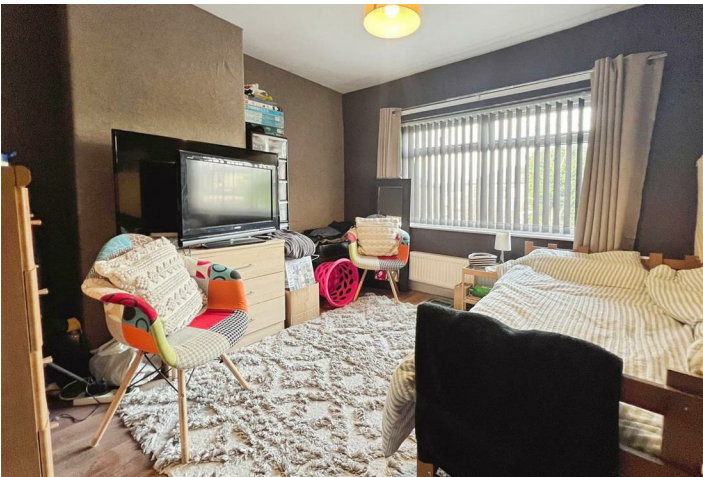
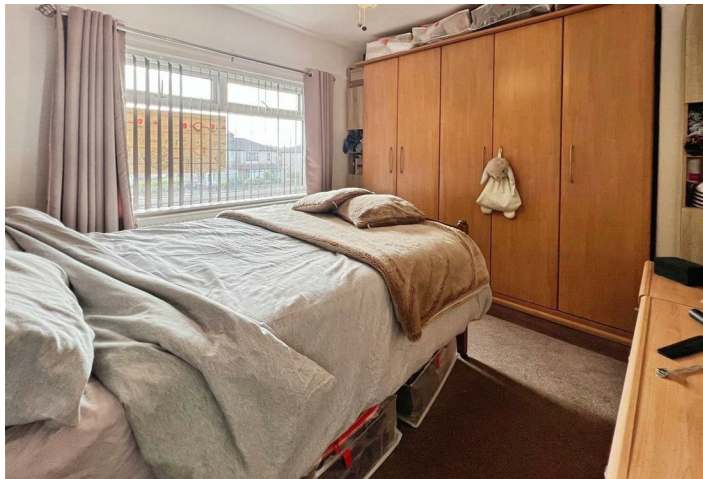
A charming three-bedroom semi-detached house offers a delightful blend of comfort and style. The property is ideally situated within a popular residential area, benefitting from excellent transport links and being part of a well-regarded school catchment area, making it perfect for families.

The ground floor comprises an entrance porch and vestibule, leading to the spacious yet cosy lounge, naturally lit via a double glazed bay window to front. Stylish wooden sliding doors lead you into the open-plan dining kitchen, which is truly the heart of the home, thoughtfully extended to create a generous family and entertaining space. The kitchen includes wooden units and is equipped with plumbing and space for all necessary appliances, a central island with a double oven

and gas hob, and an exposed brick feature chimney breast that adds character. The bi-fold doors open up to the rear garden, complemented by Velux skylights that flood the room with natural light.

The first floor comprises two well-proportioned double bedrooms, one at the front and one at the rear, alongside a third single bedroom currently utilised for storage all featuring double glazed windows, gas central heating, neutral decor and carpeted flooring. The unique family bathroom features exposed brick walls, a standalone roll-top bath with a shower over, a w/c, and a wash hand basin.

Externally, the property boasts a laid-to-lawn garden at the front, bordered by mature plants for added privacy. Off-street parking is available for multiple vehicles, along with a detached garage that serves as additional storage. The enclosed and secluded rear garden features a lawn and a patio seating area with mature garden borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Extended Three Bedroom Semi-Detached Family Home With Ample Outside Space, Parking & Convenient, Popular Location.

Rating authority
Borough Council Tax Band C

Services
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Tenure
Freehold