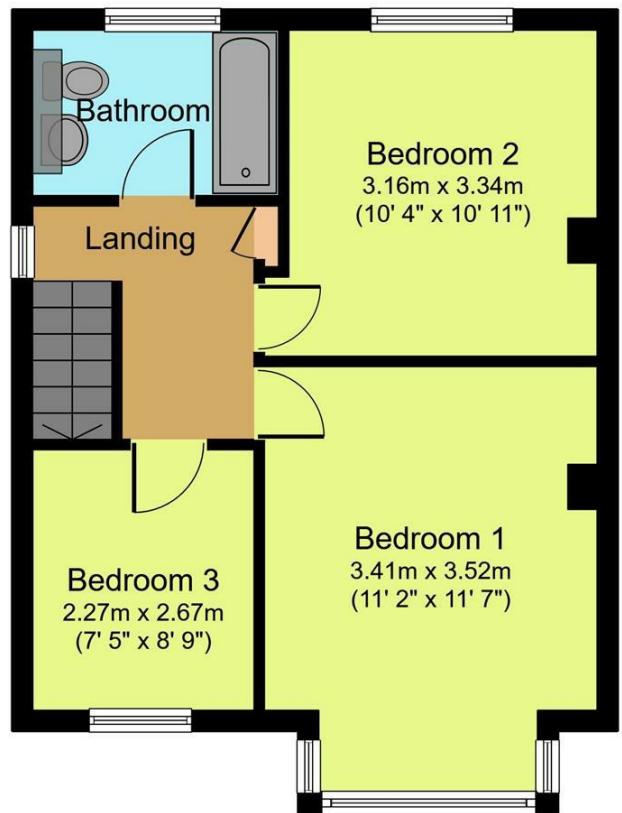


Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Directions

See Mapping.



#### Viewing arrangements

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@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.



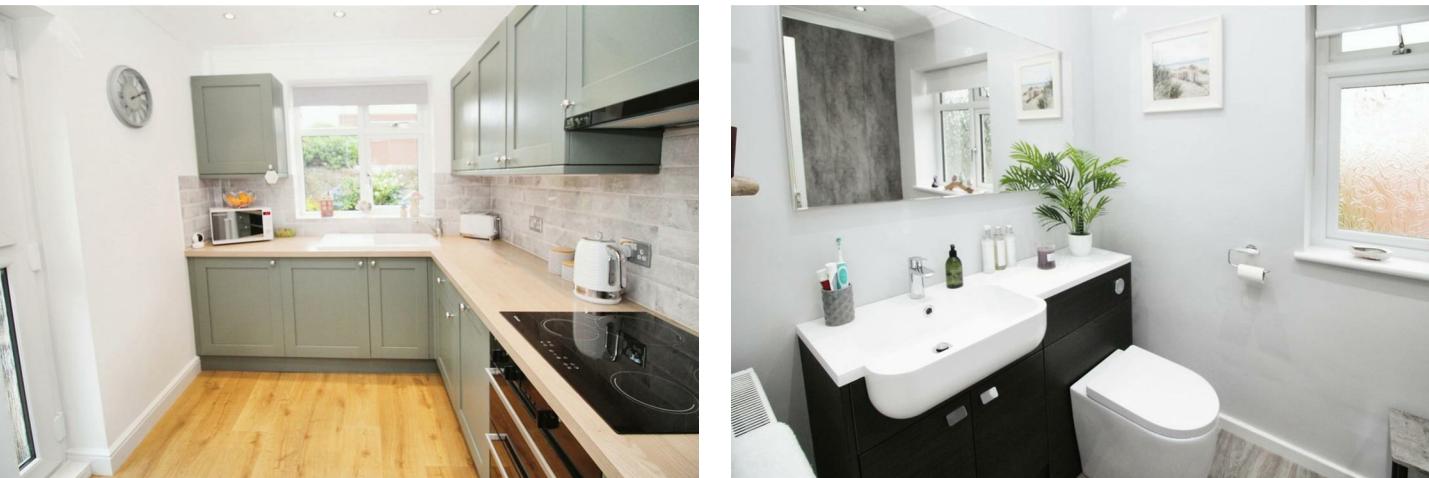
**Ashley Road, Bradford, West Yorkshire BD12 9JR**  
**Guide Price £265,000**



IMMACULATE SEMI-DETACHED \*\* 3 BEDROOMS \*\* SPACIOUS OPEN PLAN LOUNGE/DINING \*\* LARGE REAR GARDEN \*\* DRIVE & DETACHED GARAGE. Situated in this popular location close to local schools, amenities & motorway links.

Front PVCu door with leaded bevelled glass panels, opens into entrance hall, having oak laminate flooring, spindled balustrade with understairs storage. Access into spacious lounge with a large bay window allowing the natural light to flow, feature papered wall, marble surround with inset chrome living flame gas fire. Coved ceiling, wall lights & oak laminate flooring. The dining area previously second reception room has modern décor with French doors opening to the rear garden.

The kitchen has a range of shaker style sage base and wall units with complimentary worktops, inset enamelled sink with mixer tap and ceramic tiled splashbacks. Integrated brushed chrome double oven, halogen hob with over extraction. Additional Integrated appliances dishwasher, washer/Dryer, fridge. Useful pantry & stable door giving access to side patio.



Carpet stairs rise to the first floor landing with side elevation window, access to all rooms and loft hatch. Two double bedrooms both with modern décor, Bedroom 1 has bay window and fitted mirrored wardrobes. Bedroom 2 has laminate oak floor and light painted walls. Bedroom 3 is ample size with light décor. The stylish house bathroom has a white three piece suite comprising; bath tub with chrome fittings, over shower with splash screen, vanity hand wash pedestal with concealed system W.C. Finished with PVC mottled grey panelling, recessed LED lights, radiator and cushion floor.

External front garden is a low maintenance block paved garden with driveway leading to the detached garage, side & rear. The large private rear garden has 2 paved patio areas, Gazebo and an array of mature tree's, shrubs & flowing plants, Ideal for entertaining and alfresco dining for those summer days & nights.

Full PVCu D/Glazed & Gas C/Heating.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Beautiful Three Bedroom Semi-detached Home  
Ready To Move Into.....

Rating authority  
Borough Council Tax Band

#### Services

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Tenure  
Freehold