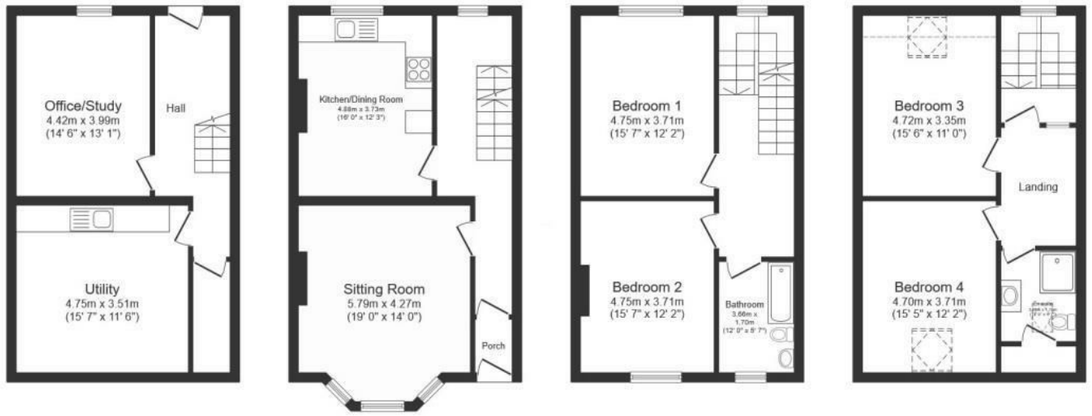
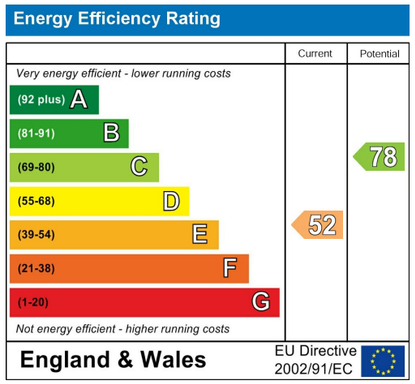
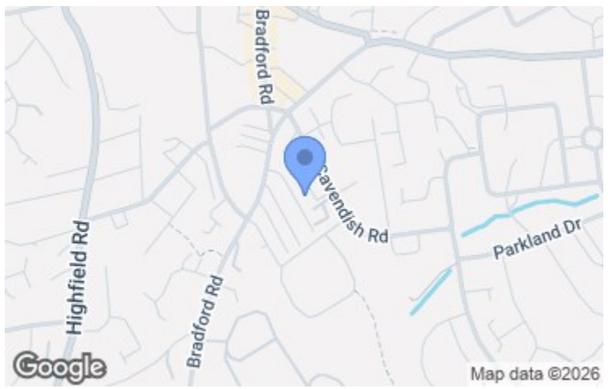


Lower Ground Floor | Ground Floor | First Floor | Second Floor

Total floor area: 155.9 sq.m. (1,678 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Viewing arrangements

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

Directions

See Mapping.

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.

The Grove, Bradford, BD10 9JS
Offers In The Region Of £275,000

The Grove, Bradford, BD10 9JS

2 4 2

** 4/5 BEDROOMS ** STUNNING PERIOD FAMILY HOME ** READY TO MOVE IN FEEL ** ACCOMODATION OVER 4 FLOORS ** SPACIOUS ROOM SIZES ** A beautifully presented end of terrace family home offering a delightful blend of character and modern living. With its deceptively spacious layout, this property boasts generous room sizes and high ceilings that create an inviting atmosphere filled with natural light.

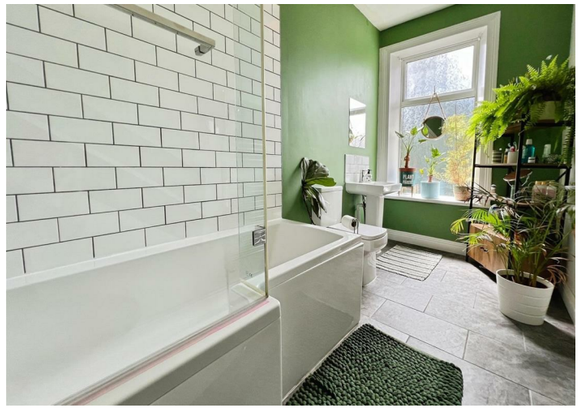
A large entrance hall naturally lit via a feature window to the rear. The spacious lounge at the front features a large bay window and a striking feature fireplace, neutral decor and carpeted flooring. At the rear, the dining kitchen is a true highlight, showcasing a stylish shaker-style design with ample wall and base units, space for a fridge freezer, and plumbing for appliances. This area also accommodates a dining table, making it ideal for family gatherings.

The first floor reveals a large landing, leading to two substantial double bedrooms and a well-appointed family bathroom, complete with a bath, electric shower, wash hand basin, and w/c. Ascending to the second floor, you will find two further double bedrooms, one with under-eaves storage and Velux windows that enhance the sense of space. A second bathroom, equipped with a shower cubicle, wash hand basin, and w/c, adds convenience.

The lower ground floor offers three versatile rooms, including a storage room perfect for a workshop, a large utility space with plumbing for a washing machine and space for a tumble dryer, and a third room currently used as an office, which could easily serve as a guest or fifth bedroom.

Externally, the property features a low-maintenance yard to the front, bordered by a charming stone wall and mature plants. The rear boasts a low-maintenance patio garden, enclosed by walled and fenced borders, providing a peaceful outdoor retreat.

The property has a ready to move in feel as a blank canvas, close to an array of local amenities, excellent transport links and well-regarded schools.



Fixtures & fittings

Stunning & Deceptively Spacious Period End Of Terrace Family Home With generous Room Sizes & Character Throughout.

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.

Rating authority

Borough Council Tax Band C

Tenure

Freehold