

Approx. Total Area: 69.4 m<sup>2</sup> ... 747 ft<sup>2</sup>

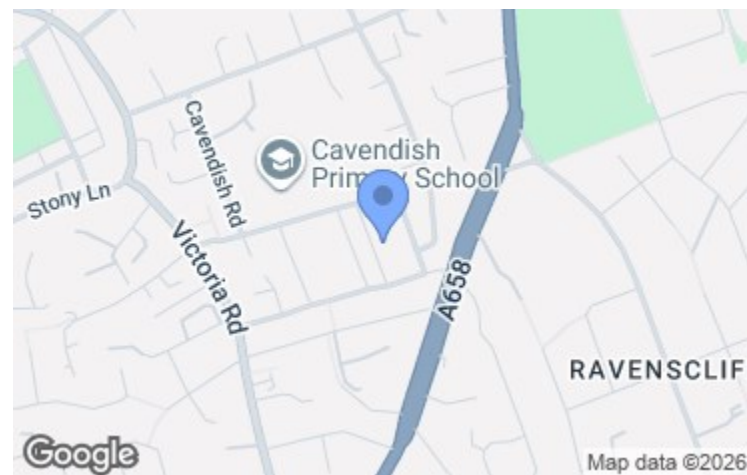
Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>96</b>               |
| (81-91) <b>B</b>                            | <b>83</b>               |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

### Viewing arrangements

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



### Directions

See Mapping.



## Hutton Terrace, Bradford, West Yorkshire BD2 2DY Offers In The Region Of £200,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



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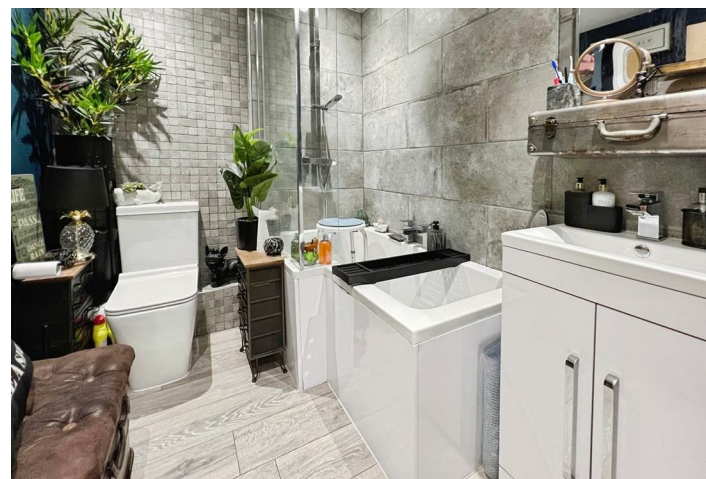
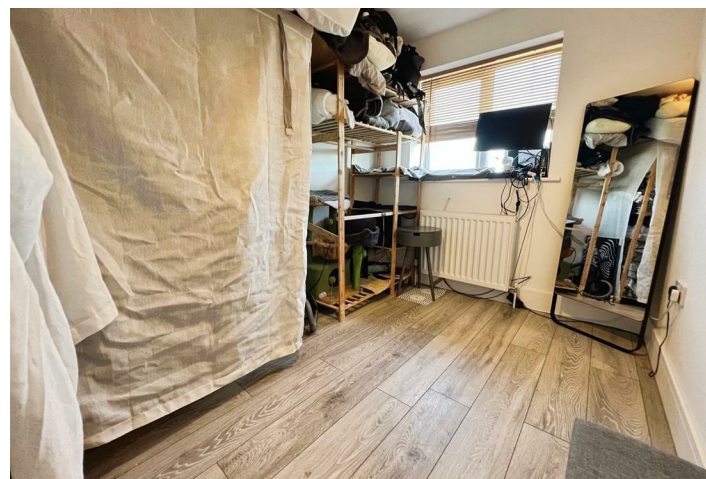
**\*\* 3 GENEROUS BEDROOMS \*\* MODERN FINISH THROUGHOUT \*\* UNRIVALLED VIEWS TO THE REAR \*\* PRIVATE REAR GARDEN \*\* GAS C/HEATING & D/GLAZING \*\* PERFECT FIRST TIME BUYER HOME \*\*** A charming three-bedroom semi-detached house presents an excellent opportunity for first-time buyers and young professionals seeking a modern living space. The property boasts a contemporary finish throughout, ensuring a comfortable and stylish home.

Upon entering, you are greeted by a spacious entrance hall, which has previously served as an office space, complete with a convenient downstairs W/C and an understairs storage cupboard. The ground floor features a delightful breakfast kitchen, equipped with sleek gloss wall and base units, an integral fridge freezer, a dishwasher, an electric oven, and a gas hob. There is also space for a washing machine, along with a sink and drainer and finished with tasteful tiled splashbacks. The generously sized lounge is naturally lit via a double glazed window and patio doors to rear, with neutral

decor and tiled flooring, perfect for relaxing or entertaining, and it even accommodates a small dining table.

Moving to the first floor, you will find a large double bedroom that provides ample space for wardrobes and a dressing table, complemented by a window that overlooks the front of the property. The second double bedroom features a double-glazed window that offers stunning views, while the third bedroom, a generous single, is currently utilised as a walk-in wardrobe. The modern family bathroom is fully tiled and fitted with a bath and shower over, a W/C, and a wash hand basin, ensuring convenience for all.

Externally, the property benefits from a tarmac driveway leading to the front door, along with a rear enclosed garden that is low maintenance and fully fenced, creating a perfect sun trap for outdoor enjoyment. This delightful home is not to be missed, offering a blend of modern living and practicality in a sought-after location.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

|   |   |
|---|---|
| <p><b>Fixtures &amp; fittings</b><br/>Deceptively Spacious Modern Three Bedroom Semi-Detached Home With Modern Finish, Views To The Rear &amp; Private Rear Garden.</p> <p><b>Rating authority</b><br/>Borough Council Tax Band B</p> | <p><b>Services</b><br/>INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b><br/>Freehold</p> |
|---|---|