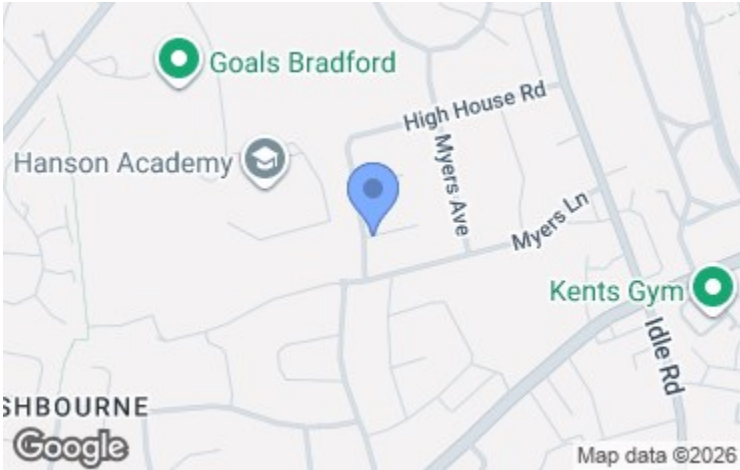




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.



Kestrel Drive, Bradford, BD2 4HA
Offers In The Region Of £200,000

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.

Kestrel Drive, Bradford, BD2 4HA

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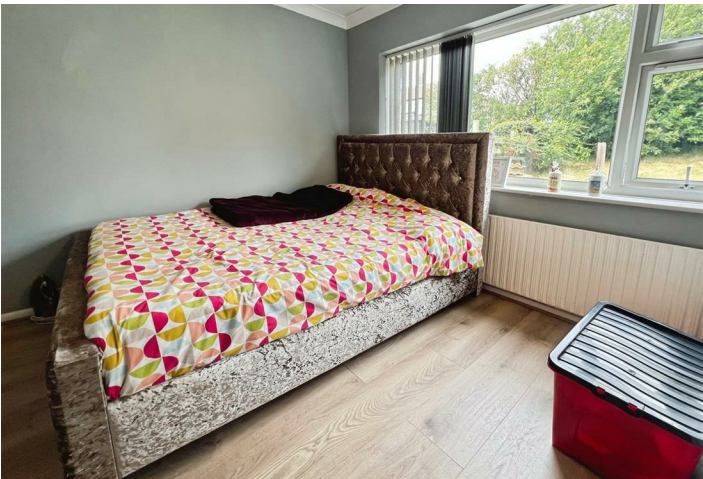
**** 3 DOUBLE BEDROOMS ** SUBSTANTIAL CORNER PLOT ** POTENTIAL TO EXTEND S.T.P.P. ** IDEAL FAMILY HOME ** GENEROUS GARDENS ** OFF-STREET PARKING ** QUIET CUL-DE-SAC LOCATION **** A semi-detached chalet bungalow offers a delightful blend of comfort and potential. With three well-proportioned bedrooms and a spacious corner plot, this property is perfect for families or those seeking a spacious home.

Upon entering, you are welcomed into a generous entrance hall featuring tiled flooring and a built-in cloak cupboard, providing ample storage. The inviting lounge boasts a modern media wall and a large window that fills the room with natural light, complemented by stylish laminate flooring. The contemporary kitchen is fitted with sleek gloss wall and base units, offering space and plumbing for essential appliances, including a washing machine, fridge freezer, and gas cooker. A sink and drainer is fitted with a window to front position over.

The ground floor comprises two comfortable double bedrooms, both with rear-facing windows and radiators, neutral decor and carpeted flooring. The family bathroom is tastefully designed with fully tiled walls, a bath with a shower overhead, a wash hand basin, and a W.C., providing all the necessary amenities.

A staircase leads to the attic bedroom, currently utilised as a home office and storage space. This versatile room features carpeted flooring, a Velux window, and a radiator, making it a cosy retreat for work or relaxation.

Externally, the property boasts a large driveway at the front, while the substantial corner plot offers gardens to the side and rear. The tiered garden features a mix of patio seating and lawned areas, providing an ideal space for outdoor entertaining or simply enjoying the unrivalled views across Bradford. With potential to extend subject to planning permission, this bungalow presents an exciting opportunity to create your dream home in a sought-after location.



Fixtures & fittings
Three Bedroom Chalet Bungalow Situated On A Substantial Plot With Potential To Extend S.T.P.P.

Rating authority
Borough Council Tax Band C

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

Tenure
Freehold