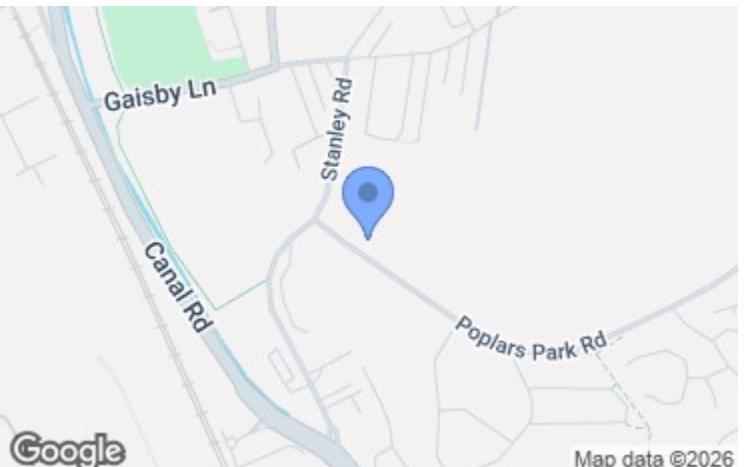


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### Viewing arrangements

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

#### Directions

See Mapping.



**Poplars Park Road, Bradford, BD2 1FQ**

**£235,000**

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.



**PrimeLocation.com**

**Zoopla.co.uk**

**rightmove**



\*\* 3 BEDROOMS \*\* MODERN SEMI-DETACHED  
\*\* IDEAL FAMILY HOME \*\* CLOSE TO LOCAL  
AMENITIES \*\* EXCELLENT TRANSPORT  
LINKS \*\* NO ONWARD CHAIN \*\* This nearly  
new semi-detached townhouse presents an  
excellent opportunity for first-time buyers, young  
families, and professionals seeking a modern living  
space. Offered to the market with no onward chain!

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs w/c. The dining kitchen features contemporary wall and base units complemented by laminate work surfaces. This well-equipped kitchen includes space and plumbing for a washing machine and fridge freezer, as well as a built-in electric oven, gas hob, and extractor fan. The area is perfect for family meals, with ample room for a dining table, and further built-in shelving and storage enhanced by stylish down lighting. The lounge, located at the rear of the property, comprises neutral décor, laminate flooring, and built-in storage cupboard, and patio doors giving access to the generous rear garden.

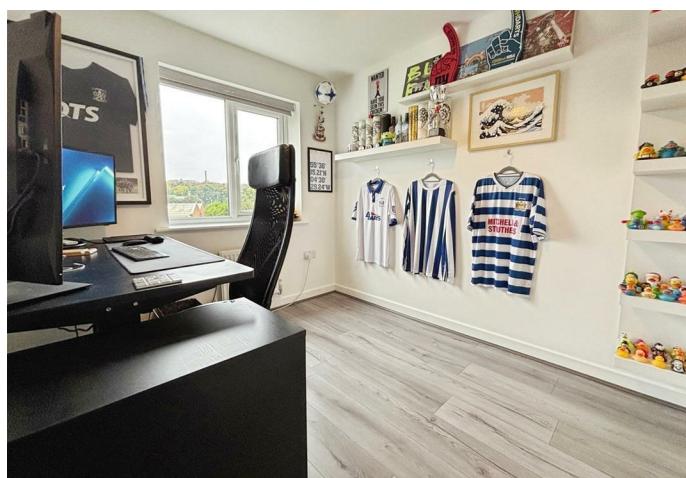
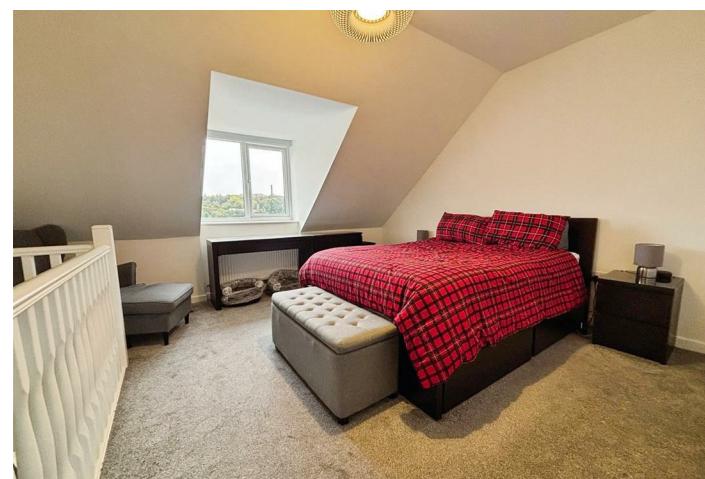
The first floor comprises two double bedrooms, one of which features built-in robes and a lovely

view of the rear garden. A third double bedroom, currently utilised as a home office, adds versatility to the space. The family bathroom is well-appointed with a three-piece suite, including a bath with shower over, w/c, wash hand basin, and part-tiled walls.

Ascending to the top floor, the main bedroom spans the width of the house, offering ample space for a double bed and additional furniture. This room benefits from its own en-suite shower room and convenient storage under the eaves.

Externally, the property features off-street parking with the added benefit of EV charging. The enclosed and secluded rear garden, bordered by fencing, provides a perfect outdoor space.

Ideally located with excellent transport links in and out of Bradford, in the catchment for schools and close to local amenities, this property is ideal for a number of buyers!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Modern Three Bedroom Semi-Detached Townhouse With A Ready To Move In Feel, Offered To The Market With No Onward Chain.

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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold