



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.



Intake Road, Bradford, BD2 3NQ
Offers Over £120,000

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

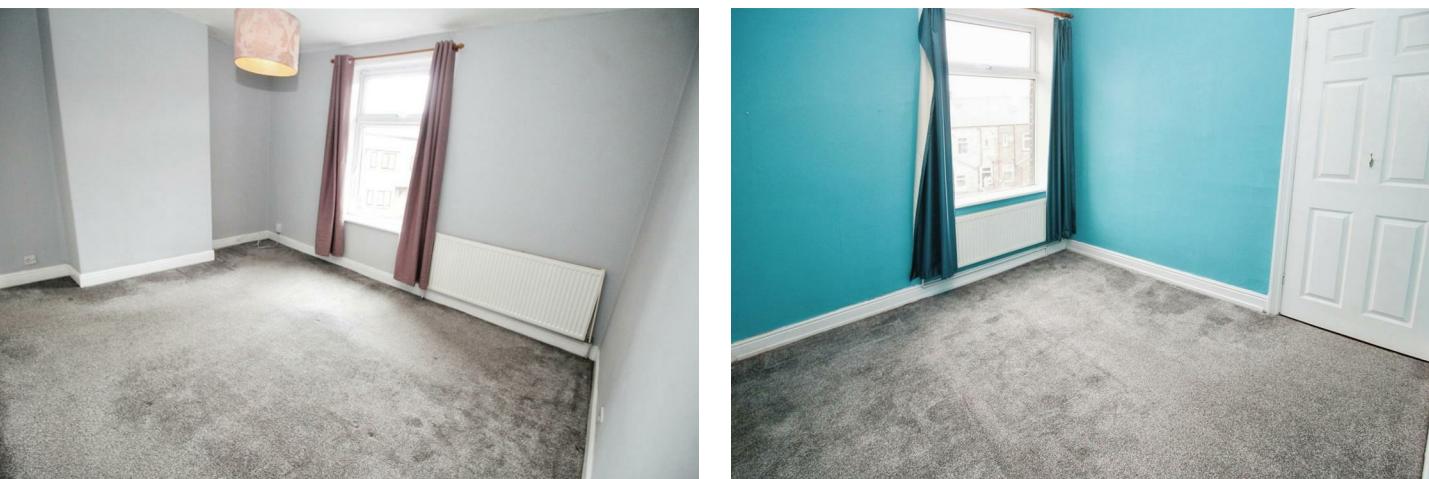
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



** STONE BUILT ** THREE BEDROOM **
SPACIOUS KITCHEN ** GENEROUS SIZED
BEDROOMS ** FAMILY BATHROOM **
IDEAL FIRST HOME OR INVESTMENT **
POPULAR LOCATION ** Wonderful
opportunity to purchase this chain free three
bedroom family home ideally situated for local
amenities, transport links and schools.

The accommodation provides: Two forms of entry, PVCu front door and rear door. Entrance hall with decorative arch with corbel returns, into a lightly decorated spacious lounge offers a feature fire surround with tiled hearth with living flame log fire, fitted shelves, cornice ceiling and carpet flooring.

The spacious modern kitchen is fitted with a large selection of Ivory base & wall units, some been decorative glazed display units, contrasting oak wood effect work tops, stainless steel sink with mixer tap and complete with brushed chrome integrated oven and halogen hob. Access to dry basement cellar and access to the rear garden.



First floor landing and to the master double bedroom with light and neutral décor, front elevation windows with coved ceiling and carpet flooring. Bedroom two is a further double bedroom with walk-In storage and carpet flooring. The family bathroom offers a three piece white suite comprising of panelled bath, pedestal wash basin, W.C. & finished with ceramic tiles and cushion floor.

Externally is a front is a small yard. Rear door from the kitchen leads to the large rear garden having paved pathway, laid lawn, concrete patio with timber storage shed and boundary fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home Or Investment Opportunity.

Rating authority
Borough Council Tax Band A

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