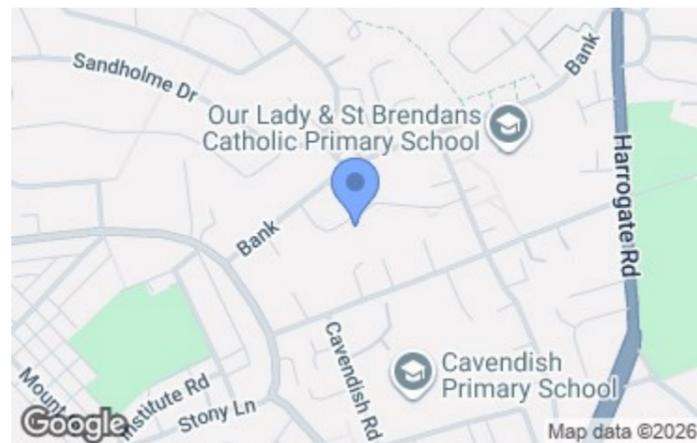




| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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@wwestateagents.com



**Directions**

See Mapping.



**Parkstone Drive, Bradford, BD10 8BG**  
**£185,000**

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.



**\*\* 4 BEDROOMS \*\* PERFECT FIRST TIME BUY \*\* ACCOMMODATION OVER 3 FLOORS \*\* POPULAR RESIDENTIAL LOCATION \*\*** This charming four-bedroom townhouse offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers and young professionals alike. Spanning three well-designed floors, the property boasts a contemporary finish throughout, ensuring a welcoming atmosphere.

Upon entering, you are greeted by a porchway with built-in storage, leading into a spacious entrance hall. The front-facing lounge features gas central heating, neutral decor, and a double-glazed window that allows natural light to flood in. The large dining kitchen sits to the rear aspect, equipped with ample wall and base units, space and plumbing for all necessary appliances, and an integral electric oven with a gas hob and extractor fan. The kitchen provides ample space for a family dining table and is finished with laminate flooring and provides access to the enclosed rear garden.

The first floor comprises a spacious landing that leads to two generously sized double bedrooms, both featuring built-in storage, double glazing, and radiators with a single bedroom ideal for a nursery or small child. The family bathroom is fully tiled and comprises a white three piece suite including a large bath and shower over, w/c and wash hand basin. Ascending to the second floor, you will find a fully converted attic bedroom, enhanced by two Velux windows, a radiator, and its own washroom, along with convenient under-eaves storage.

Externally, the property features a resin driveway to the front, providing off-street parking. The enclosed rear garden is, complete with decking and a lawn, bordered by mature plants. Additionally, a purpose-built shed with power & lighting currently serves as a studio but could easily be transformed into a home office.

This well-presented townhouse is a rare find, combining modern amenities with a homely feel, and is ready to welcome its new owners!



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Four Bedroom Through Townhouse Perfect For First Time Buyers & Young Families Alike.

**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