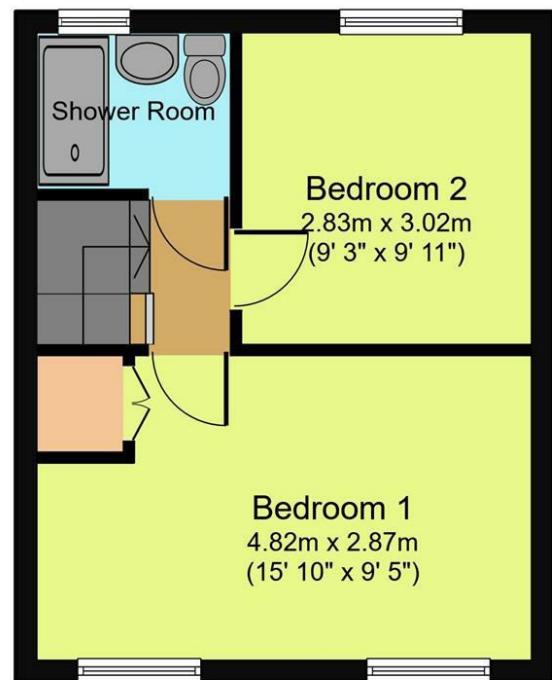


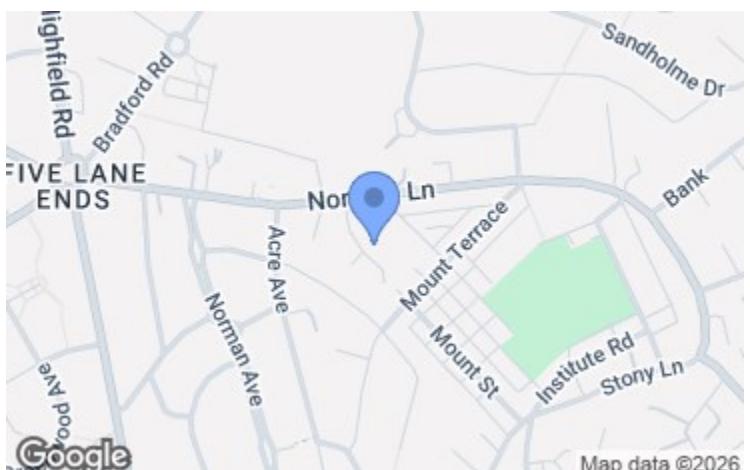
Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



#### Directions

See Mapping.



**Mount Grove, Bradford, BD2 2JL**  
**Offers In The Region Of £200,000**

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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

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\*\* NEWLY REFURBISHED END TOWNHOUSE \*\* CONTEMPORARY FINISH THROUGHOUT \*\* POTENTIAL TO EXTEND S.T.P.P \*\* SUBSTANTIAL PLOT \*\* MODERN OPEN PLAN LIVING \*\* IDEAL FIRST TIME BUY \*\* This immaculate, two double bedroom end townhouse is offered to the market after undergoing complete refurbishment, with superb potential for further extension (subject to planning permissions)

A uPVC D/Glazed porch to the front offers a place for coats and shoes before entering the property with stairs to the first floor and access to the through lounge/dining/kitchen.

Naturally lit via a large D/Glazed picture window to front and patio doors to the rear, the open plan lounge/diner features built in shelving, a false wall with T.V point, Luxury vinyl tiled flooring, gas C/H and an open flow to a dining area and kitchen. A contemporary kitchen is fitted with a a range of Shaker Style base units with wooden worksurfaces over, an integral electric oven with hob and extractor fan over, a Belfast sink, tiled splashbacks and a

D/Glazed window to rear.

The staircase features panelled walls, carpeted flooring and leads to two bedrooms and shower room. The main double bedroom sits to the front aspect, made light and airy via two D/Glazed windows to front also comprising gas C/H, a featured panelled wall, built in bulk-head storage and carpeted flooring. The second double sits to the rear elevation with panelled walls, carpeted flooring, gas C/H and a D/Glazed window over-looking the generous rear garden. A modern fully tiled shower room comprises a walk-in shower, wash hand basin, low level flush w/c, heated towel rail and frosted D/Glazed window to rear.

Externally the property benefits from ample off-street parking, a garage with up and over door to the front. To the rear, a substantial, enclosed garden including a raised patio seating area, providing space for an extension, a large lawned garden with mature flowerbed and fenced borders.

A must view!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Immaculate End Of terrace House, Recently Refurbished To A Quality Contemporary Standard, Ideal For First Time Buyers & Young Professionals Alike...

Rating authority  
Borough Council Tax Band B

#### Services

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Freehold