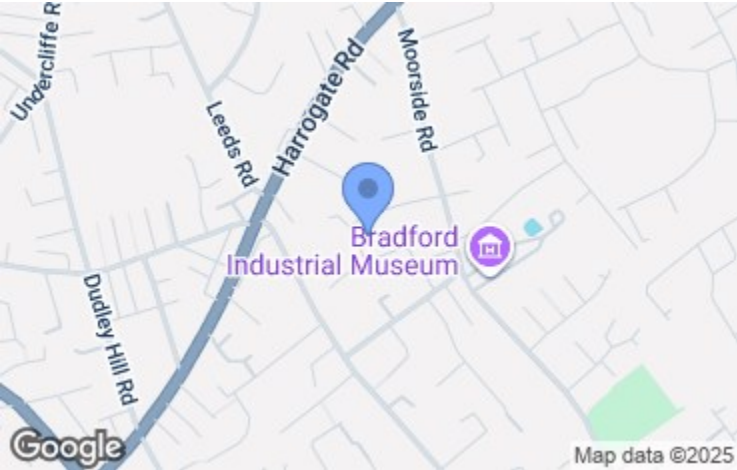




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Delverne Grove, Bradford, BD2 3HH
Offers In The Region Of £165,000

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.

Delverne Grove, Bradford, BD2 3HH

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**** MID THROUGH TOWN HOUSE ** 3 BEDROOMS ** SPACIOUS LOUNGE/DINER ROOM ** REAR GARDENS ** OFF ROAD PARKING ** QUIET LOCATION ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES**
**** This desirable town house property offers generously sized accommodation, situated in a popular location close to local amenities, reputable schools & handily positioned for commuting to both Leeds & Bradford.**

The accommodation briefly comprises: Composite door into entrance vestibule, spacious Lounge from a large picture windows allowing lots of natural light to flow in complemented by newly plastered walls with light neutral décor, Adams style timber fire surround with marble hearth & back with electric log effect fire & pendant lighting lighting. The dining room has a featured papered wall with light décor, French PVCu doors lead onto the rear decking.

The kitchen consists of a range of base & wall units in Dove grey with contrasting

worksurfaces, stainless steel sink with mixer taps. Freestanding oven with over extraction chimney, space for fridge freezer & plumbed for a dishwasher & washing machine. Useful pantry storage.

Stairs with spindled balustrade with loft access, 3 bedrooms are situated on the first floor alongside the family bathroom, Bedroom 1 has papered walls, picture window & free standing wardrobes. Bedroom 2 is also a generous double & the third a good sized single, all are finished with light neutral décor. The family bathroom comprises of a three piece suite in white with chrome fittings, newly fitted bath tub with over electric shower, hand wash pedestal, vanity storage mirror, push button low level W.C, and finished with contemporary floor & wall tiling with chrome radiator.

Externally the property benefits from off road parking to the front, the rear is a timber decked area with steps down to paved patio garden. No chain and ready to move In.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal Family Home Or First Time Buyer.

Rating authority
Borough Council Tax Band

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