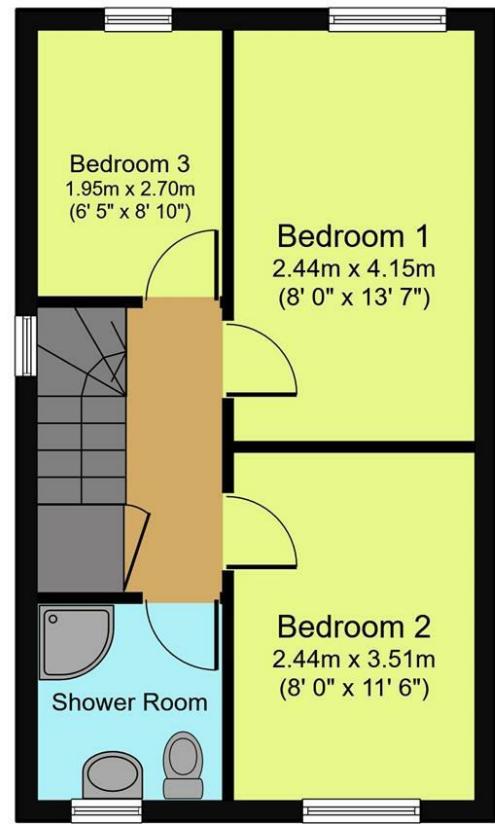


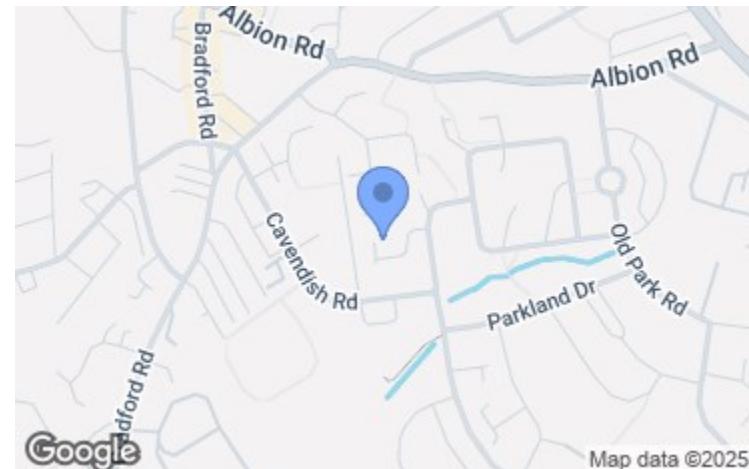
Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(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	



Directions

See mapping



#### Viewing arrangements

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

**Applehaigh Close, Bradford, BD10 9DW**  
**Offers In The Region Of £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.



IMMACULATE SEMI-DETACHED \*\* 3 BEDROOMS \*\* MODERN KITCHEN & SHOWER ROOM \*\* ENCLOSED GARDEN \*\* PARKING FOR 2 CARS \*\* SOUGHT AFTER LOCATION \*\* CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES \*\* This beautiful 3 bedroom semi detached property is presented to a highest standard & located in a quiet cul-de-sac location.

The property briefly comprises:- Access is through a PVCu composite door into the entrance hall, with carpet flooring & stairs to first floor. The spacious lounge has a large picture window allowing the natural light to flow, light décor with dado rail and oak laminate flooring.

The dining kitchen has a range of shaker style duck egg blue/white units with brushed chrome handles, complimentary marble effect worktops with metro gloss tiled splashbacks, inset acrylic sink with mixer tap. Integrated stainless steel oven, and gas hob with over extraction hood, space for fridge/freezer, plumbed for washer. Finished with recessed LED lighting, Ash laminate floor, ample space for table & chairs. French doors open onto the rear garden so it's great for those alfresco evenings and entertaining.



Stairs rise to the first floor landing, Bedroom 1 has modern décor, front picture window and fitted carpet flooring, Bedroom 2 also a double room with rear picture window, stylish décor and carpet floor. Bedroom 3 is of ample size and also has light décor and carpet floor. The stylish house bathroom has a white three piece suite comprising; over sized curved rain shower cubicle, chrome fittings, hand wash pedestal, low level push button W.C. finished with gloss white ceramic tiled walls, recessed sensor LED lights, C/H radiator and cushion flooring.

External to the front we have a laid lawn with side tarmac drive leading to the detached garage with mains supply and up/over door. To the rear we have an Indian sandstone paved patio with over pergola, outside tap & mains power supply, greenhouse, laid lawn with mature planted borders. Timber fencing secures the boundary.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

This is an immaculate 3 bedroom semi-detached property located in a sought after, quiet cul-de-sac.

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