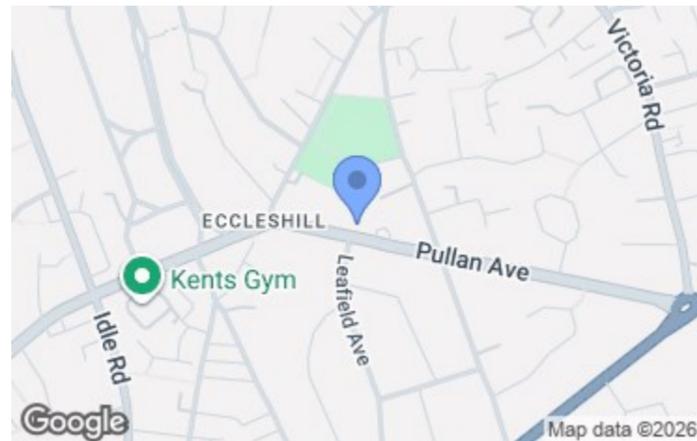




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



### Viewing arrangements

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

### Directions

See Mapping.

**Pullan Avenue, Bradford, Yorkshire BD2 3RS**  
**Offers In The Region Of £230,000**

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.



Pullan Avenue, Bradford, Yorkshire BD2 3RS



**\*\* 3 BEDROOM SEMI \*\* IDEAL FIRST TIME BUYER \*\* SUBSTANTIAL ENCLOSED GARDEN \*\* 2 RECEPTION ROOMS \*\* OFF-STREET PARKING & GARAGE \*\* EXCELLENT TRANSPORT LINKS \*\*** A mature semi-detached house boasting three well-proportioned bedrooms, perfect for first time buyers and young professionals alike.

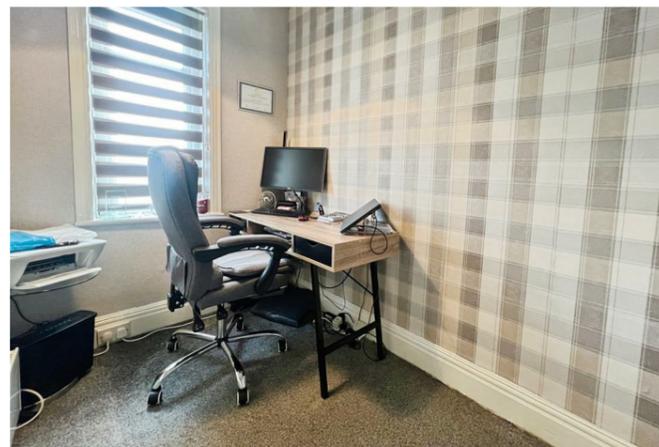
Upon entering, you are welcomed by a porch that leads into a spacious entrance hall. The ground floor features a cosy lounge at the front with a double glazed bay window, gas central heating and feature fireplace, and a snug dining room at the rear with a picture window overlooking the rear garden, cosy decor and a gas central heating radiator. The separate kitchen is equipped with modern wall and base units, providing ample storage and space for appliances including, fridge, and gas cooker, a sink and drainer and access to a convenient rear porch with plumbing and space for washing machine and freezer.

Venturing to the first floor, you will find two

generous double bedrooms the main to the front with double glazing, neutral decor, gas central heating and fitted wardrobes, the second double to the rear with carpeted flooring, neutral decor and gas central heating. a single bedroom currently utilised as a home office with window to front and gas central heating. The large family bathroom is well-appointed with a white three piece suit including bath and shower over, wash hand basin and w/c.

Externally, the property benefits from off-street parking at the front, along with a detached garage at the rear, offering additional storage or workshop space. The large enclosed and secluded rear garden is a true highlight, mainly low maintenance patio featuring a decked seating area surrounded by fenced borders.

This semi-detached family home on Pullan Avenue is ideally situated with excellent transport links, close to an array of local amenities and in the catchment for well-regarded schools making it ideal for first time buyers, young professionals and first time buyers alike!



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Three Bedroom Semi-Detached Family Home With Two Reception Rooms & Large Rear Garden Situated Within A Popular Residential Location.

**Rating authority**  
Borough Council Tax Band C

**Services**

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold