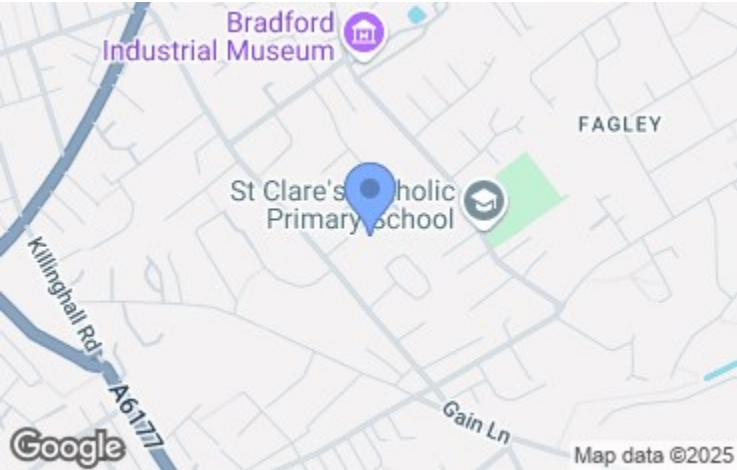




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.



Fagley Drive, Bradford, BD2 3LE
Asking Price £195,000

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.



IDEAL FAMILY HOME ** NO ONWARD CHAIN ** QUIET CUL-DE-SAC-LOCATION ** OFF-STREET PARKING & DETACHED GARAGE ** FRONT & REAR GARDENS ** Offered to the market with no onward chain is this 3 bedroom semi-detached home situated within close proximity to an array of local amenities and well-regarded schools.

In brief the property comprises a light and airy hallway with under stair storage, a PVCu door and side panel double glazed stain glass window to front, a gas central heating radiator and giving access to the kitchen, living room and stairs to the first floor. The living room has ample fitted lighting including spotlights & backlighting, a gas fire with stone chimney breast and fitted T.V stand, a double glazed window to front, carpeted flooring and an open archway leading to a dining room with a gas central heating radiator and double glazed window to rear.

The kitchen is fitted with a range of wall and base units and complimentary laminate

worksurfaces over, an integral electric oven and hob, space and plumbing for appliances, a stainless steel sink and drainer, naturally lit via a large double glazed window to the side and PVCu door to rear, finished with tiled walls and vinyl flooring.

The first floor landing gives access to; Bedroom one, fitted with a full wall of fitted wardrobes and bedside units, carpeted flooring CH/radiator and double glazed window to front. Sitting to the rear elevation is the second double bedroom with fitted wardrobes, CH/radiator and double glazed window over-looking the rear garden. The third single bedroom comprises a double glazed window to front, gas central heating and fitted overhead cupboards. A modern accessible wet room is fitted, fully tiled with an electric shower and surround, a w/c, wash hand basin, frosted double glazed window to rear and radiator.

Externally the property has well maintained lawned gardens to both front and rear, Yorkshire stone patio, ample off-street parking for multiple vehicles and a detached garage



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Great Family Home With Room To Extend S.T.P.P.

Rating authority
Borough Council Tax Band B

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