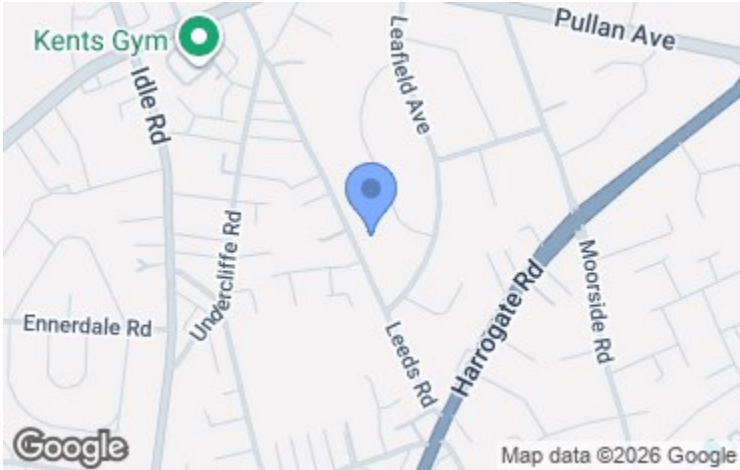
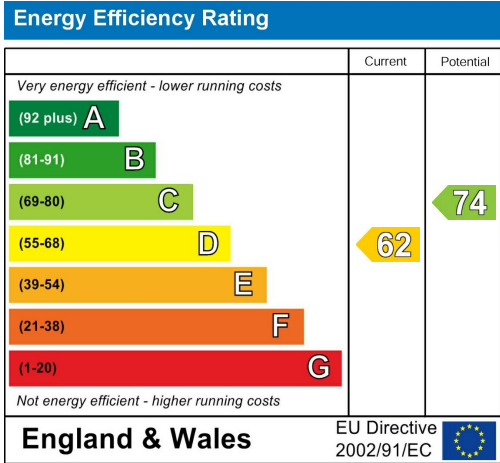
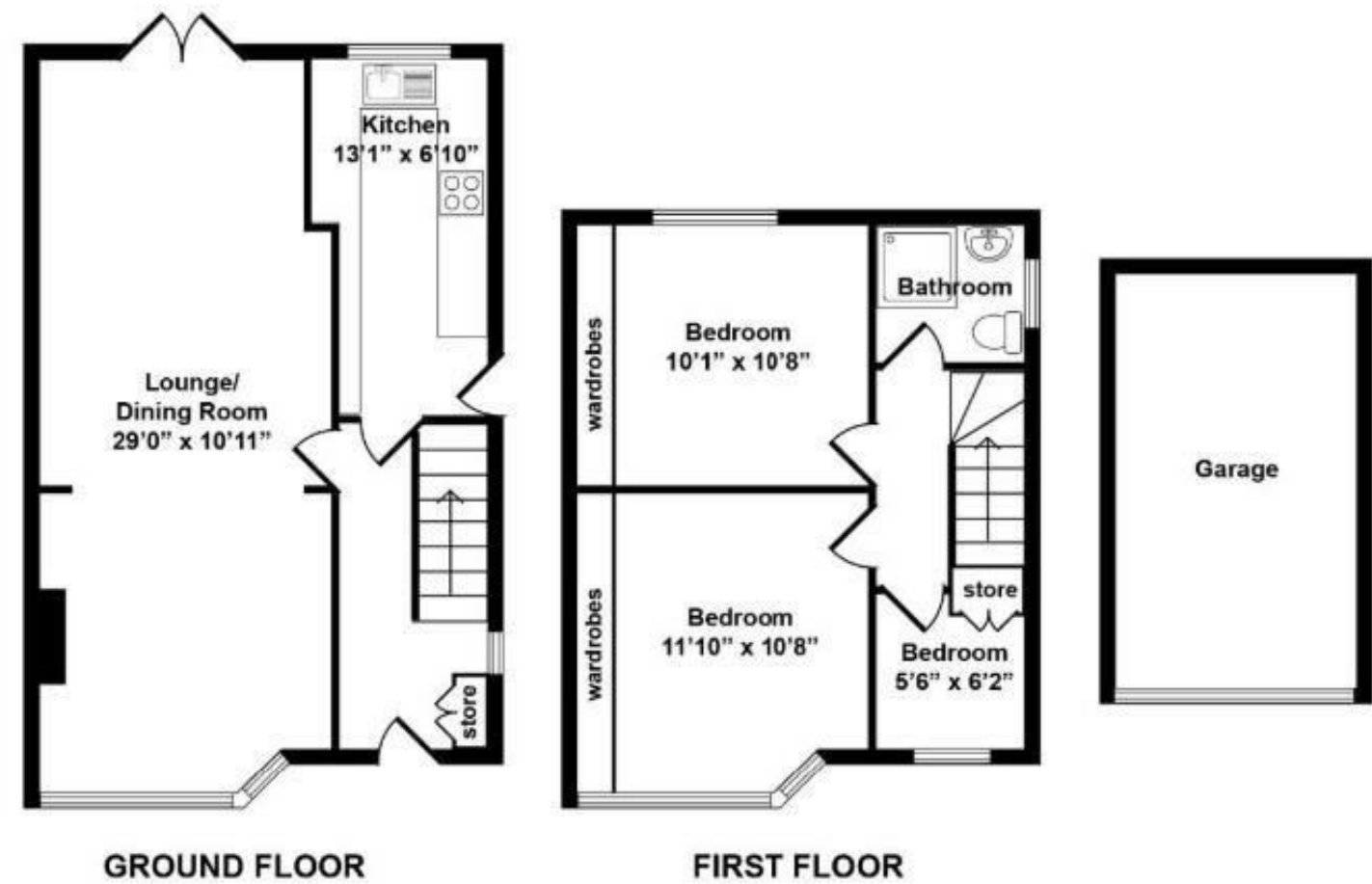




Viewing arrangements

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

Directions

See Mapping.



Leeds Road, Bradford, BD2 3BA
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.



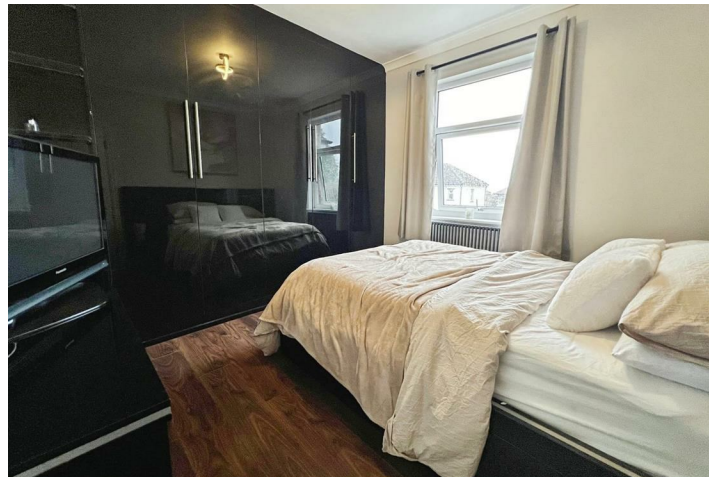
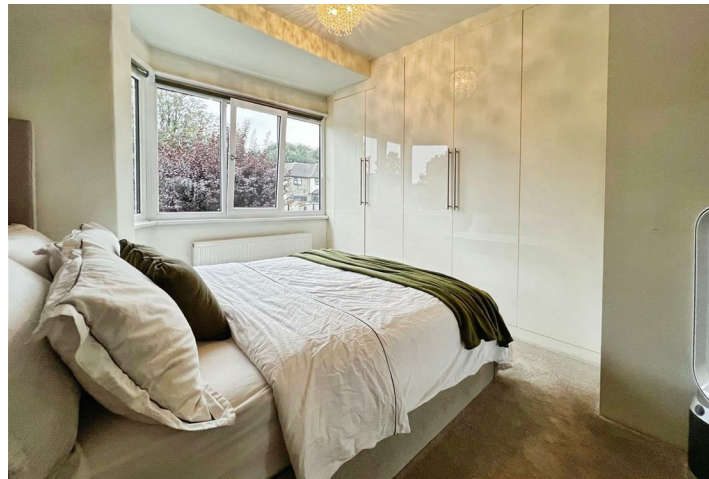
**** 3 BEDROOM SEMI ** PERFECT FAMILY HOME ** READY TO MOVE IN FEEL ** LARGE LOFT SPACE ** SINGLE STOREY EXTENSION ** FRONT & REAR GARDEN ** CONTEMPORARY FINISH THROUGHOUT **** An immaculate and contemporary semi-detached family home offering a perfect blend of modern living and comfort. The already extended property includes generous rooms throughout, with scope to further develop S.T.P.P

Upon entering, you are greeted by a welcoming entrance hall featuring a built-in cloak cupboard. A substantial through lounge diner offers scope to be separated into individual rooms. The lounge features a log burner & bay window. The large dining room space perfect for family gatherings with patio doors leading to the rear garden. The separate kitchen is fitted with a range of wall and base units, has space for a washing machine and firdge freezer, an electric oven & hob and built in pantry cupboard.

The first floor landing includes a loft hatch with a drop-down ladder, leading to a spacious loft room that is boarded and carpeted, complete with a Velux window offering potential for conversion

S.T.P.P.
The master bedroom is a generous double, adorned with built-in wardrobes and a window that overlooks the front of the property. The second double bedroom, also featuring built-in wardrobes, offers views to the rear, while the single bedroom, currently utilised as a home office with built in storage. All rooms finished with carpeted flooring & modern decor. The fully tiled bathroom is a luxurious retreat, equipped with under-floor heating, a corner shower cubicle, wash hand basin, and w/c, ensuring comfort and convenience.

Externally, the property benefits from a gated shared driveway leading to a large detached garage, providing ample storage or parking options. The front garden is beautifully presented with a lawn, wall, and flower bed borders, while the generous rear garden features a raised patio seating area, a well-maintained lawn, and flowerbeds, all enclosed by fenced borders.



Fixtures & fittings An Immaculate, Extended 3 Bedroom Semi-Detached Family Home Situated Within A Popular Residential Location.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band B	Tenure Freehold