



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.



**Far Park Drive, Bradford, BD10 0AT**  
**£150,000**

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.



**\*\* 2 DOUBLE BEDROOMS \*\* READY TO MOVE IN FEEL \*\* MODERN KITCHEN & BATHROOM \*\* OFF-STREET PARKING \*\* ENCLOSED REAR GARDEN \*\* POPULAR RESIDENTIAL LOCATION \*\*** A modern two double bedroom, semi-detached house situated within a popular residential location presents an excellent opportunity for first-time buyers and young professionals.

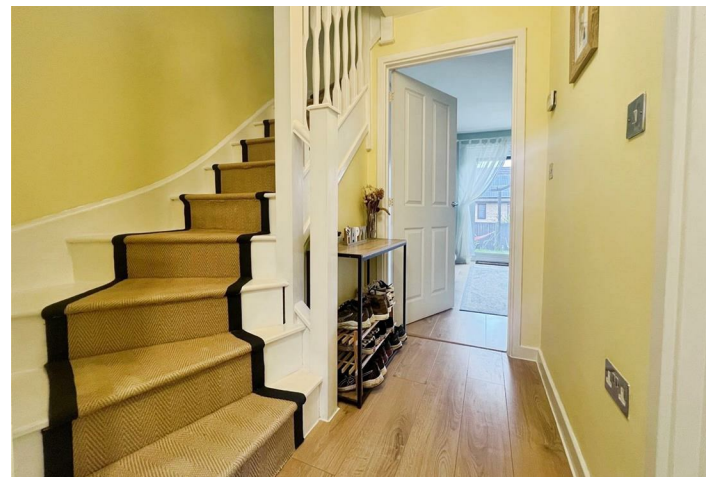
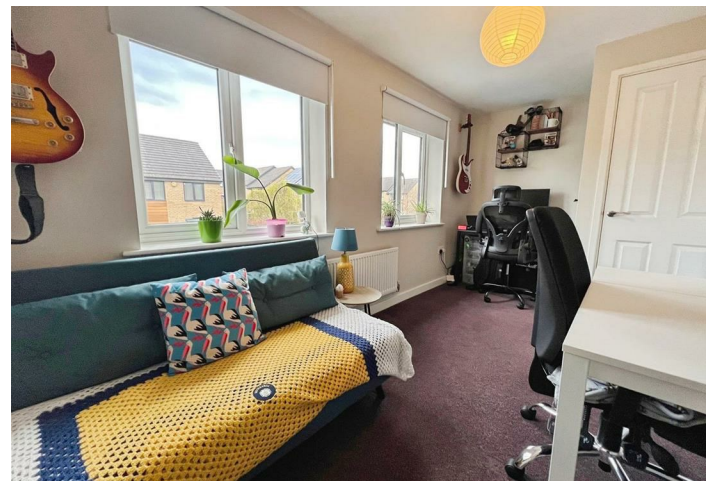
Upon entering, you are welcomed by a bright entrance hall featuring laminate flooring, which leads to a convenient downstairs w/c, kitchen, lounge and stairs to first floor. The generous lounge, adorned with light decor and laminate flooring, offers a warm and inviting space, complete with built-in storage and patio doors that open onto the rear garden. The breakfast kitchen is equipped with a range of contemporary wall and base units. It includes essential appliances such as an integral fridge freezer, oven, and gas hob, along with space and plumbing for a washing machine. The kitchen also includes a sink and drainer, tiled splash backs, a window to front and space for a

small dining table or breakfast bar.

On the first floor, you will find two well-proportioned double bedrooms. The main bedroom benefits from a window overlooking the rear, carpeted flooring and neutral decor, while the second bedroom, currently utilised as a home office, features two windows that provide ample light and over bulkhead storage. The family bathroom is part tiled and comprises a bath with shower over, wash hand basin, and w/c.

Externally, the property offers off-street parking at the front, ensuring convenience for residents. The enclosed rear garden is featuring a patio, a lawned space, and a sunken decked seating area, all surrounded by fenced borders.

This delightful home is conveniently located near local amenities and boasts excellent transport links, making it a perfect choice for those seeking a blend of comfort and accessibility. Don't miss the chance to make this lovely property your own.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Two Double Bedroom Modern Semi-Detached Home, Ideal For First Time Buyers & Buy To Let Investors Alike.

**Rating authority**  
Borough Council Tax Band A

**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