

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



West Royd Drive, Shipley, BD18 1HN
£1,100

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.



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 1  3  1

**** AVAILABLE NOW ** THREE BEDROOMS**
**** END TERRACE ** NEW KITCHEN AND**
BATHROOM ** LARGE GARDEN **

Situated in a popular location close to local amenities and schools, This lovely three bedroom end terrace property offers spacious accommodation throughout and is great for families seeking extra space.

Upon entering, you are welcomed by a bright entrance hall that leads into a comfortable lounge, featuring gas central heating, a double-glazed window to the rear, and a cosy gas fire. The dining kitchen is a highlight of the home, fitted with contemporary wall and base units, and providing ample space for appliances, an electric oven, and a gas hob. With windows to both the front and rear, this area is filled with natural light and offers convenient access to the side garden, making it an ideal space for family gatherings.

The first floor comprises two generously sized double bedrooms and a third box bedroom, all

with neutral décor, carpeted flooring, gas central heating and double glazed windows. The family bathroom has been newly fitted with a stylish three-piece suite, including a bath, w/c, and wash hand basin, complemented by contemporary splashbacks.

Externally, the property is set on an elevated corner plot, providing a private and secluded garden space, mainly laid to lawn, perfect for outdoor activities or relaxation. The property also has a large front garden.

This house presents an excellent opportunity for those seeking a modern and spacious home in Bradford. With its appealing features and prime location, it is a property not to be missed.

| Rent £1,100 | Deposit £1,100 | Holding
Deposit £253 | EPC D | Council Tax Band A |



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings	Services
Rating authority Borough Council Tax Band A	Tenure