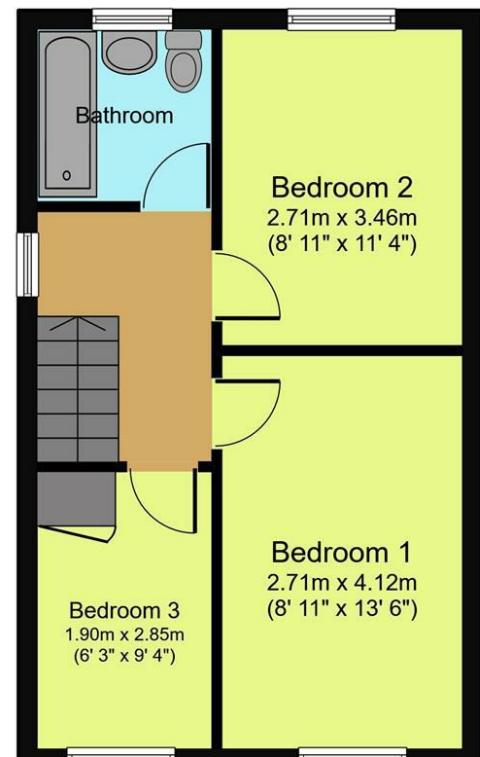


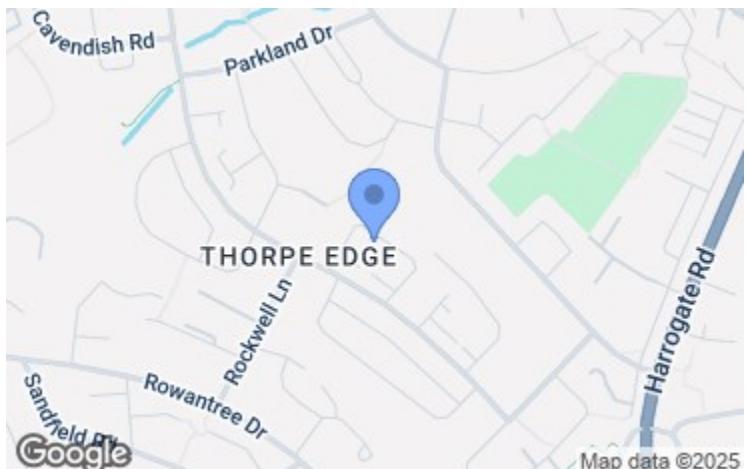
Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	
(81-91) B		
(69-80) C	77	
(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	



Directions

See Mapping.

Viewing arrangements

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



Maynell Close, Bradford, BD10 9FL
Offers In The Region Of £185,000

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.



** MODERN 3 BEDROOM SEMI-DETACHED
** IDEAL FIRST TIME BUY **
CONTEMPORARY OPEN PLAN LIVING **
ENCLOSED REAR GARDEN ** OFF-STREET
PARKING ** QUIET CUL-DE-SAC ** CLOSE
TO LOCAL AMENITIES ** A three bedroom
modern semi-detached house with
contemporary open plan living accommodation,
ideal for first time buyers, young professionals
and families alike!

An entrance hall gives access to the lounge,
downstairs w/c, and stairs to the first floor
featuring a gas central heating radiator and
hardwood flooring. The lounge has an open
flow into a dining kitchen with a double glazed
window to front, gas central heating and
hardwood flooring. An open plan dining kitchen
sits to the rear aspect of the ground floor with
the kitchen comprising a range of wall and base
units, electric fan oven with gas hob and
extractor fan over, space and plumbing for
washing machine, dishwasher, and fridge
freezer, a sink and drainer, double glazed
window to rear, ample space for a family dining



table with French double glazed patio doors to
the rear garden, hardwood flooring and gas
central heating radiator.

The first floor landing is light and airy leading to
all rooms on the first floor with a loft hatch.
Two double bedrooms sits adjacent to the front
and rear elevations with double glazed windows
and gas central heating with a good sized single
bedroom offering space for a smaller bedroom
or home office with a double glazed window,
gas central heating and built in storage
cupboard. The modern family bathroom is part
tiled and comprises a white three piece suite
including bath with shower over, w/c and wash
hand basin.

Externally, the property benefits from off-street
parking and a small lawned garden to the front.
To the rear, a secluded garden is fully enclosed
by fenced and mature garden borders, mainly
laid to lawn with a patio seating area.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Home With A Modern Finish
Throughout Ideal For First Time Buyers & Young Professionals
Alike.

Rating authority
Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE, HOME MOVERS
- FIRST TIME BUYER - REMORTGAGES ETC, WW Estates introduce to One
Mortgage & Protection Ltd, who are authorised and regulated by the Financial
conduct Authority.

Tenure
Freehold