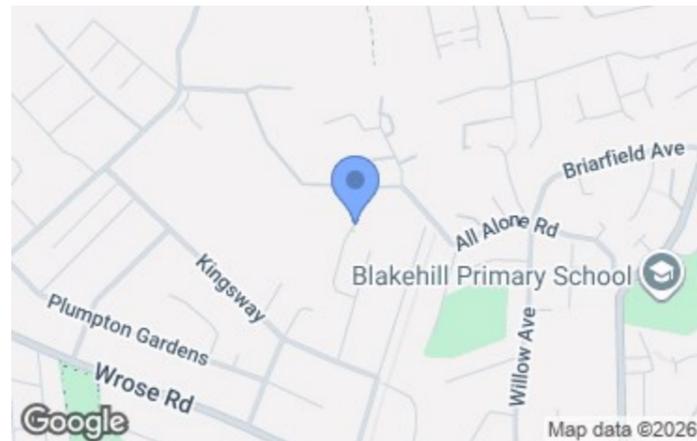


Ground Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	77
(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

Kentmere, Bradford, BD2 1NY
O.I.R.O £320,000

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.



**** IMMACULATE A MUST VIEW ** 2
 DOUBLE BEDROOMS ** TRUE BUNGALOW
 ** DECEPTIVELY SPACIOUS ** AMPLE
 PARKING ** NO ONWARD CHAIN **
 DESIRABLE CUL-DE-SAC ** PRIVATE REAR
 GARDEN ** POPULAR LOCATION ****

Immaculate semi-detached bungalow offers a perfect blend of comfort and style. With 2 spacious double bedrooms, this larger-than-average true bungalow is ideal for those looking to downsize without compromising on space.

Entrance hall leads to all rooms and includes a built-in cloak cupboard and convenient access to the attic. The breakfast kitchen, features an array of wall and base units, along with integral appliances such as an electric double oven, microwave, gas hob, and extractor fan, a fridge/freezer, washing machine, dishwasher and a sink with drainer, all finished with tiled splashbacks and under-plinth lighting, creating a warm and inviting atmosphere.

The expansive L-shaped living room is perfect for both relaxation and entertaining, complete

with a gas fire, marble fireplace & brushed stainless steel surround. LED spotlights. The room is carpeted for comfort and benefits from gas central heating radiators, while uPVC double glazed sliding doors lead into a charming conservatory, providing additional reception space with lovely views of the garden.

The main double bedroom is generously sized and features built-in wardrobes, drawers, and a dresser, while the second bedroom, currently utilised as a home office, is also a comfortable double. A fully tiled family bathroom is fitted with a four piece suite including bath, separate double shower cubicle, wash hand basin with vanity unit under and w/c.

Externally, the property boasts a well-maintained lawned garden to the front, complemented by a driveway that offers ample off-street parking, leading to a detached garage with an up-and-over door. The private rear garden is a true highlight, mainly laid to lawn with a patio seating area, perfect for enjoying the outdoors in a tranquil setting.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two Bedroom Semi-Detached True Bungalow, Larger Than Average With A Conservatory Extension, Off-street Parking For Multiple Vehicles And Offered To The Market With No Onward Chain.

Rating authority
Borough Council Tax Band D

Services

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Tenure
Freehold