
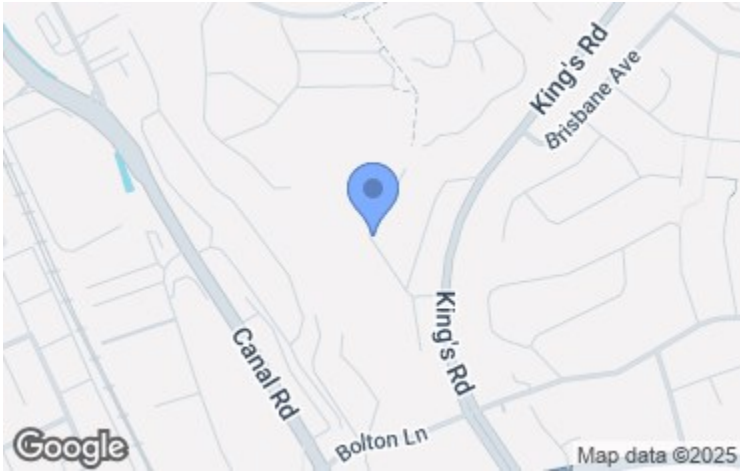




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See mapping.

Brow Wood Crescent, Bradford, West Yorkshire BD2 1EB
Offers In The Region Of £165,000

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.

Situated in a popular location close to local amenities and handily positioned to public transport to both Leeds & Bradford.

The accommodation briefly comprises: Spacious lounge with carpet flooring.
The dining kitchen consists of a range of base and wall units in beech with contrasting black work-surfaces, stainless steel sink with mixer taps & marble effect splash backs. Integrated oven and hob, plumbed for a washing machine. Double doors provide access into the enclosed rear garden.
The feature staircase from the lounge provides access to the first floor which houses two double bedrooms and a office/box room all finished with fresh neutral décor. The family bathroom comprises of a three piece suite in white with chrome fittings, over bath shower, wash basin and finished with contemporary tiling and décor.

Externally the property benefits from a driveway providing off road parking, garage, a lawn garden to the front & an enclosed paved rear garden.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three Bedroom Semi-Detached Family Home In Quiet Secluded
Location Ideal For First Time Buyers & Buy To Let Investors Alike.

Rating authority
Borough Council Tax Band C

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated
by the Financial Conduct Authority.

Tenure
Freehold