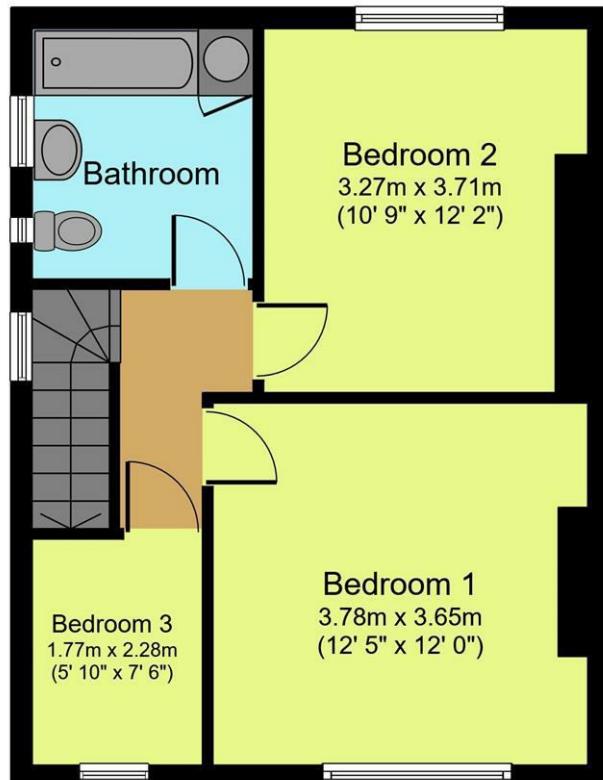


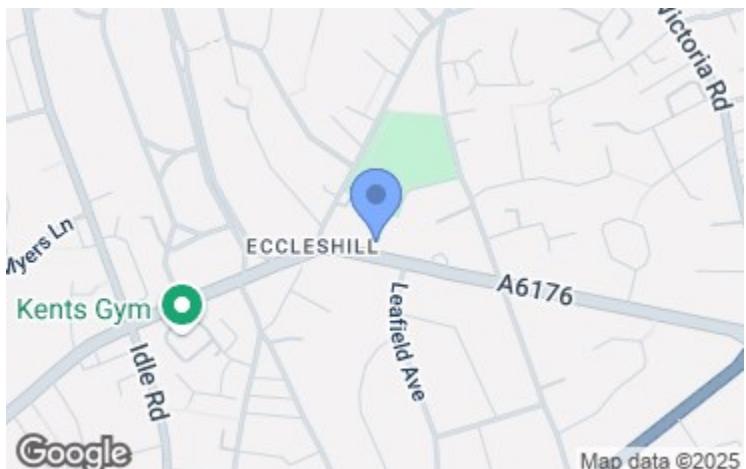
Ground Floor



First Floor

Created using Vision Publisher™

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

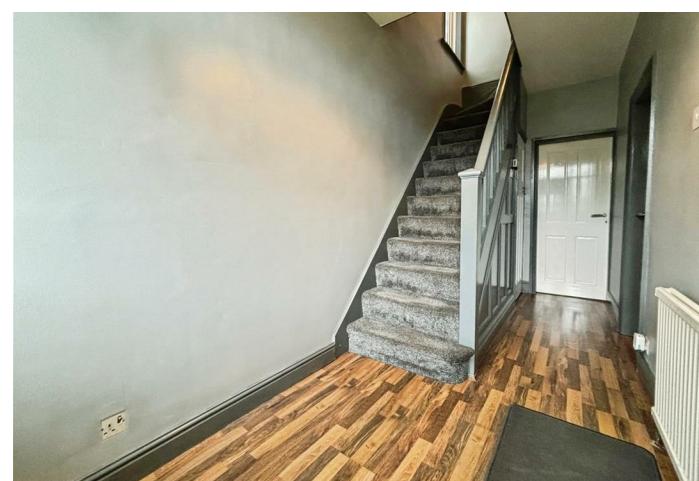


#### Viewing arrangements

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

#### Directions

See Mapping.



**Pullan Avenue, Bradford, Yorkshire BD2 3RS**  
**Offers In The Region Of £195,000**

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.



\*\* MATURE SEMI-DETACHED \*\* IDEAL FAMILY HOME \*\* POPULAR RESIDENTIAL LOCATION \*\* IMMACULately PRESENTED \*\* CLOSE TO LOCAL AMENITIES \*\* IN CATCHMENT FOR WELL-REGARDED SCHOOLS \*\* INTERNAL VIEWINGS HIGHLY RECOMMENDED \*\*

This attractive semi detached property is situated in desirable location close to a host of local amenities with Eccleshill village being just a short walk away! The property is handily positioned close to the Leeds Bradford boarder making it an ideal base for commuting further afield if needed.

The accommodation briefly comprises: Entrance hall way, spacious lounge benefiting from a living flame fire housed in a contemporary oak surround, bay window allowing lots of natural light to flow in complemented by light fresh décor. The sizeable dining kitchen consists of an array of stylish base & wall units in grey gloss with contrasting worksurfaces, stainless steel sink with mixer



taps & tiled splash backs. Integrated oven & hob with over head extractor hood, fridge freezer & plumbed for a washing machine. The dining area offers ample space for dining furniture & benefits from a living flame fire housed in a modern surround.

The three bedrooms are situated on the first floor alongside the family bathroom two of which are spacious doubles & the third a good sized single.

The luxuries bathroom comprises of a three piece suite in white with chrome fittings, over bath shower, floating vanity unit & fitted storage cupboards. Finished with an attractive range of floor to ceiling tiling and under floor heating!

Externally the property benefits from a paved driveway providing ample off road parking. To the rear is a private garden, with paved patio area, lawn & mature planted boarders.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Beautifully presented three bedroom semi-detached family home with reception room, a generous rear garden and off-street parking for multiple cars

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