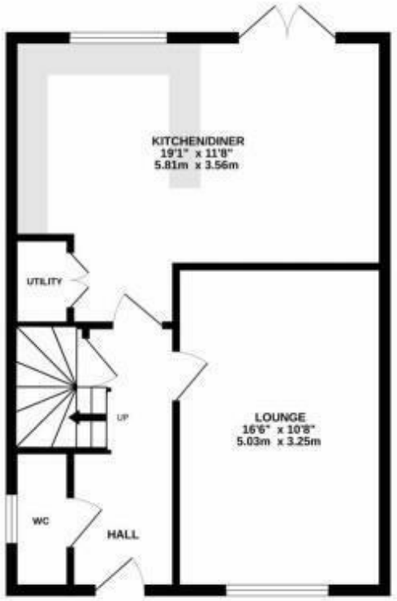
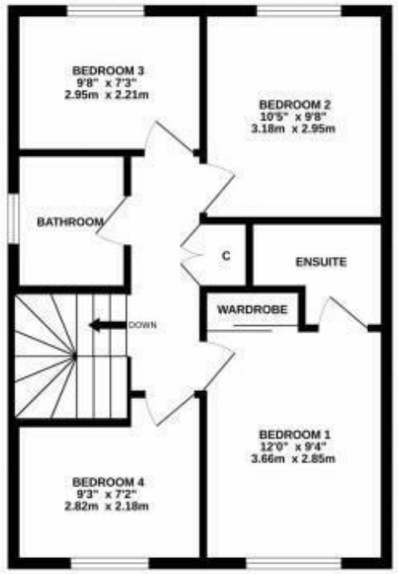
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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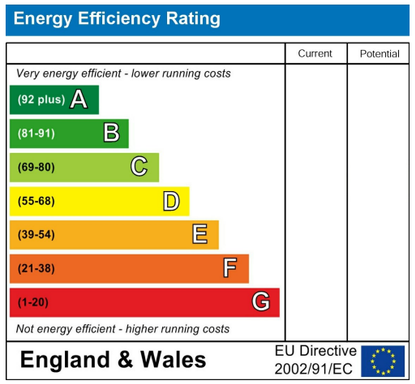
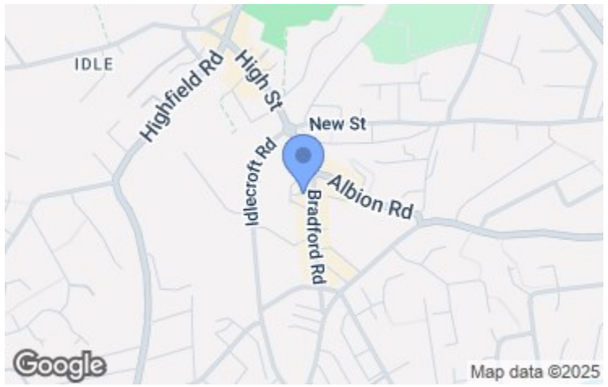




Viewing arrangements

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

Directions

See Mapping.

Congregation Fold, Bradford, BD2 2BL
Offers In The Region Of £315,000

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.

Congregation Fold, Bradford, BD2 2BL

2 4 2

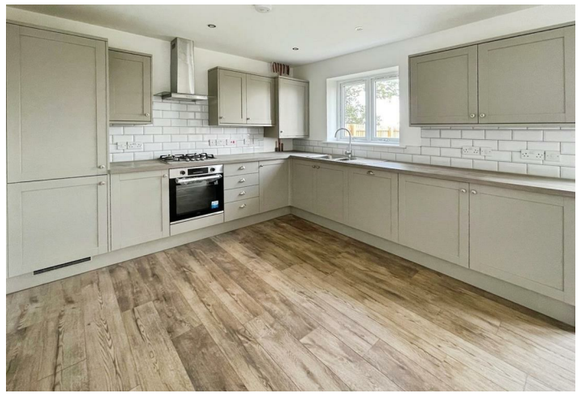
** 4 BEDROOM DETACHED ** NEW BUILD ** 10 YEAR WARRANTY ** EXCLUSIVE PLOTS ** QUIET CUL-DE-SAC ** IMMACULATE CONTEMPORARY FINISH ** DINING KITCHEN & SEPARATE LOUNGE ** READY TO MOVE INTO ** Nestled in the tranquil cul-de-sac of Congregation Fold, Eccleshill, this exquisite new build detached house offers a perfect blend of modern living and family comfort. With four generously sized bedrooms, including a master suite complete with an en-suite bathroom, this property is designed to cater to the needs of contemporary family life.

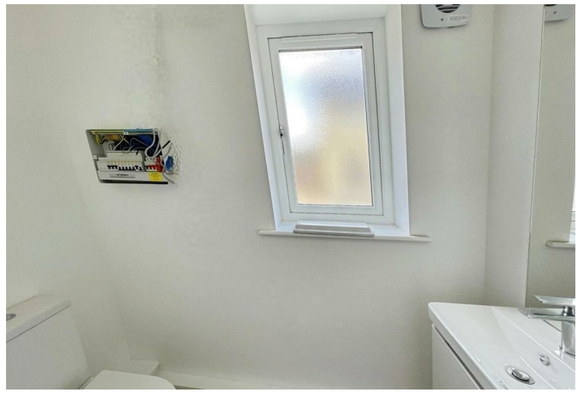
Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs w/c. The ground floor boasts a separate lounge, ideal for relaxation, alongside an open-plan dining kitchen that serves as the heart of the home. The modern kitchen is equipped with modern wall and base units, space and plumbing for all necessary appliances, complemented by a built-in utility cupboard and direct access to the rear garden, making it perfect for entertaining or family gatherings.

The first floor landing provides access to all four bedrooms and a family bathroom, elegantly designed with a white three-piece suite, including a bath with a shower over, a w/c, and a wash hand basin.

Externally, the property is equally impressive, offering off-street parking for two vehicles, complete with an electric vehicle charging point at the front. The rear garden is enclosed with lawn and a patio seating area, providing a safe and private space for children to play or for family gatherings.

This exclusive development comprises only five plots, ensuring a sense of community and seclusion. With a 10-year new build guarantee and the highest quality fixtures and fittings throughout, this home is a rare find. Early internal inspections are highly recommended to avoid missing out on this exceptional opportunity.





Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings

Impressive 4 Bedroom Detached Family Home, Newly Built & Ready To Move Into In An Exclusive Cul-De-Sac Made Up Of Only 5 Properties!

Rating authority

Borough Council Tax Band

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