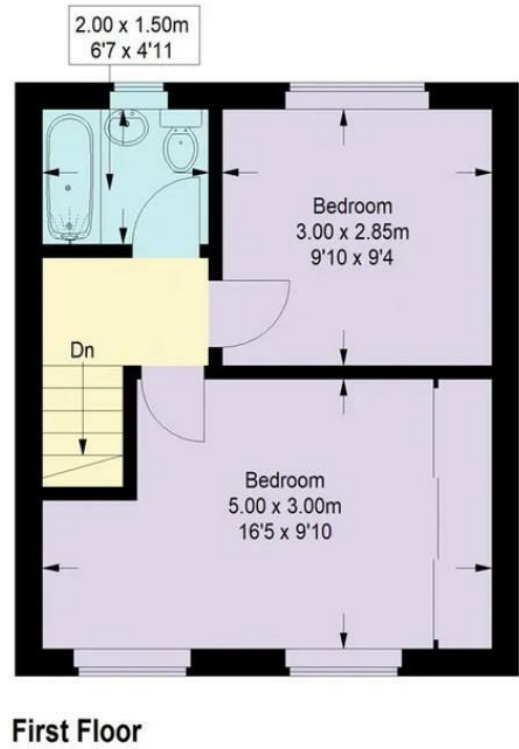
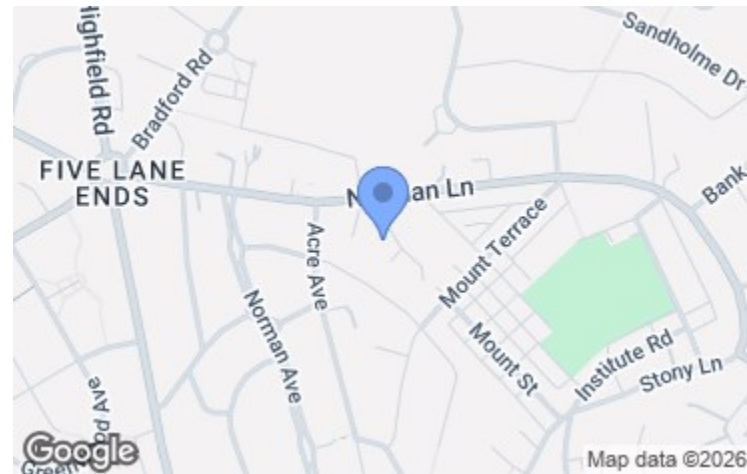


## Mount Grove, BD2

Approximate Gross Internal Area  
65.8 sq m / 708 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.



**Mount Grove, Bradford, BD2 2JL**  
**Offers In The Region Of £200,000**

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.



Mount Grove, Bradford, BD2 2JL

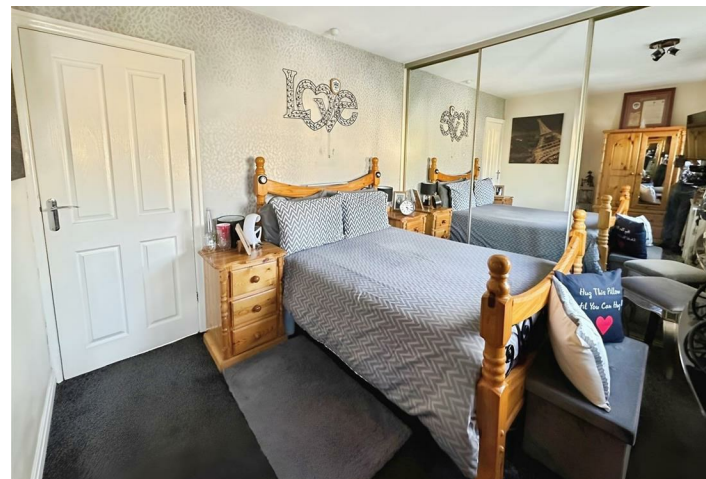
 1  2  1

Beautifully Presented Stone End Townhouse \*\*  
 2 Double Bedrooms \*\* Room To Extend S.T.P.P.  
 \*\* Patinated Drive & Detached Garage \*\*  
 Substantial Manicured Private Rear Garden \*\*  
 Quiet Cul-De-Sac Position \*\* Excellent  
 Transport Links & Close To Amenities \*\* Early  
 internal viewings are highly recommended to  
 appreciate this beautifully presented home  
 situated on a generous plot on a quiet cul-de-sac  
 offering a substantial rear garden and ample  
 off-street parking!

Composite door into vestibule leads into  
 spacious lounge with feature papered wall, light  
 modern décor, cornice ceiling, picture bay  
 window with vertical blinds and carpet flooring.  
 The dining kitchen sits to the rear aspect and is  
 fitted with light Oak base units with  
 complimentary work surfaces, free standing  
 cooker, stainless steel sink and drainer inset, a  
 view of the rear garden. Space for dining table  
 and chairs, side pantry/utility room plumbed  
 for washer and dryer, rear access via Rock  
 composite door to the rear garden.

The first floor landing gives access to 2 double  
 bedrooms and a family bathroom. The main  
 double bedroom is fitted with built in sliding  
 mirrored wardrobes, vertical blinds, radiator  
 covers and carpet flooring. The family  
 bathroom has a white 3 piece suite with chrome  
 fittings, over bath power shower with glazed  
 concertina splash screen, fully panelled with  
 marble vein PVC splashbacks, push button w/c,  
 and wash hand basin, chrome ladder radiator  
 and cushion flooring.

Externally, the property enjoys a substantial  
 plot, to the front is a artificial lawn with  
 selective planting, blue slate border, timber  
 fencing, wrought Iron gates leading to grey  
 cobbled patterned concrete drive & large  
 detached garage with electric door & mains  
 power. To the rear is large private rear garden  
 with matching cobbled patio area with in  
 pressed nautical compass, striped manicured  
 laid lawn, mature planted borders, concrete  
 fencing, rear secondary seating/dining area.  
 Ample room to Extend, CCTV & alarm.



Train  
 your text here



Primary School  
 your text here



Secondary School  
 your text here

Fixtures & fittings  
 Beautiful Home With Room To Extend to side or  
 rear Subject To Planning Permission.

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