



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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		



**Directions**

See Mapping.

**Viewing arrangements**

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



**Blackthorne Close, Bradford, BD2 3DZ**  
**Offers In The Region Of £220,000**

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.



Blackthorne Close, Bradford, BD2 3DZ



**\*\* 3 BEDROOMS \*\* SEMI-DETACHED FAMILY HOME \*\* LANDSCAPED GARDEN \*\* OFF-STREET PARKING & GARAGE \*\* MODERN FINISH THROUGHOUT \*\* GENEROUS BEDROOMS \*\*** Nestled in the desirable area of Blackthorne Close, Bradford, this nearly new semi-detached family home presents an excellent opportunity for first-time buyers and young professionals alike. With three well-proportioned bedrooms, a landscaped garden and garage this property is ideal for a number of buyers.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious dining kitchen. The dining space offers ample room for family dining, with access to a convenient downstairs w/c. The kitchen features contemporary gloss wall and base units, ample work surfaces, and space for essential appliances, an integral electric fan oven, gas hob, extractor fan, sink and drainer, finished with tiled splashbacks and flooring. The lounge, located at the rear aspect, boasts patio doors and a window that provides a lovely view of the

landscaped garden. With neutral decor, carpeted flooring, and gas central heating.

The first floor comprises two generous double bedrooms and a well-sized single bedroom, making it ideal for families. The family bathroom is fitted with a modern white three-piece suite, complemented by a new sink and vanity unit, as well as a heated towel rail for added comfort.

Externally, the property features a charming garden to the front and a large driveway leading to a garage with an up-and-over door. The rear garden is a true highlight, beautifully landscaped with Yorkshire Stone tiles, a spacious lawn, raised sleepers, and fenced borders.

This delightful home combines modern amenities with a welcoming atmosphere, making it a must-see for those seeking a comfortable and stylish living space in Bradford.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Three Bedroom Semi-Detached Townhouse Situated In Popular Residential Cul-De-Sac, Ideal For First Time Buyers, Young Professionals & Young Families Alike.

**Rating authority**  
Borough Council Tax Band C

**Services**

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**Tenure**  
Freehold