

#### Viewing arrangements

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

#### Directions

See Mapping.



**Ashbourne Road, Bradford, BD2 4AH**  
**£160,000**

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**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.



PrimeLocation.com

Zoopla.co.uk

rightmove



**\*\* 3 BEDROOMS \*\* SEMI-DETACHED \*\*  
OFF-STREET PARKING \*\* IDEAL FIRST  
TIME BUYER HOME \*\* POPULAR  
RESIDENTIAL LOCATION \*\* 2 GARAGES \*\*  
MODERN KITCHEN & BATHROOM \*\***

Situated on the popular residential location of Ashbourne Road, is this extended three bedroom semi-detached home ideal for first time buyers and young professionals alike.

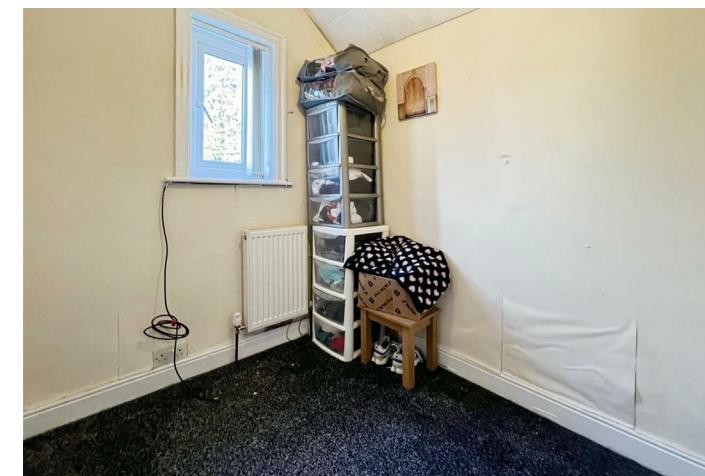
A PVCu porchway leads to an entrance vestibule, giving access to the lounge and stairs to the first floor. The lounge is finished with modern decor and carpeted flooring, a panelled wall with lighting, double glazed bay window to front, gas central heating radiator and access to an inner hallway. The inner hallway leads to the kitchen, family bathroom and side elevation. The kitchen is fitted with modern wall and base units with work surfaces over and breakfast bar, space and plumbing for fridge freezer and washing machine, integral electric oven with gas hob and extractor fan over, dual aspect double glazed windows, gas central heating and laminate flooring. The family

bathroom comprises a modern walk-in shower cubicle, with wash hand basin and vanity unit under, low level flush w/c, heated towel rail, frosted double glazed window to rear.

The first floor landing leads to two double bedrooms with gas central heating radiators, double glazed windows, neutral decor and carpeted flooring, a third generous single bedroom currently used for storage, with double glazing and gas central heating.

Externally, the property enjoys a generous plot offering off-street parking to the front and a garage with an up and over door. The rear garden is fully enclosed with a secondary garage with up and over door, patio, a secluded garden with mature plants and bushes to the rear of the garage, and access to a basement storage cellar.

Early viewings highly recommended to avoid missing out on this ideal home in a sought after location!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Well Presented Three Bedroom Semi-Detached Home With Modern Kitchen & Bathroom, Ideal For First Time Buyers & Young Families.

Rating authority  
Borough Council Tax Band B

#### Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE, HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold