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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See mapping.



Plumpton Gardens, Bradford, BD2 1PF
Realistic Offers Considered £190,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



Plumpton Gardens, Bradford, BD2 1PF



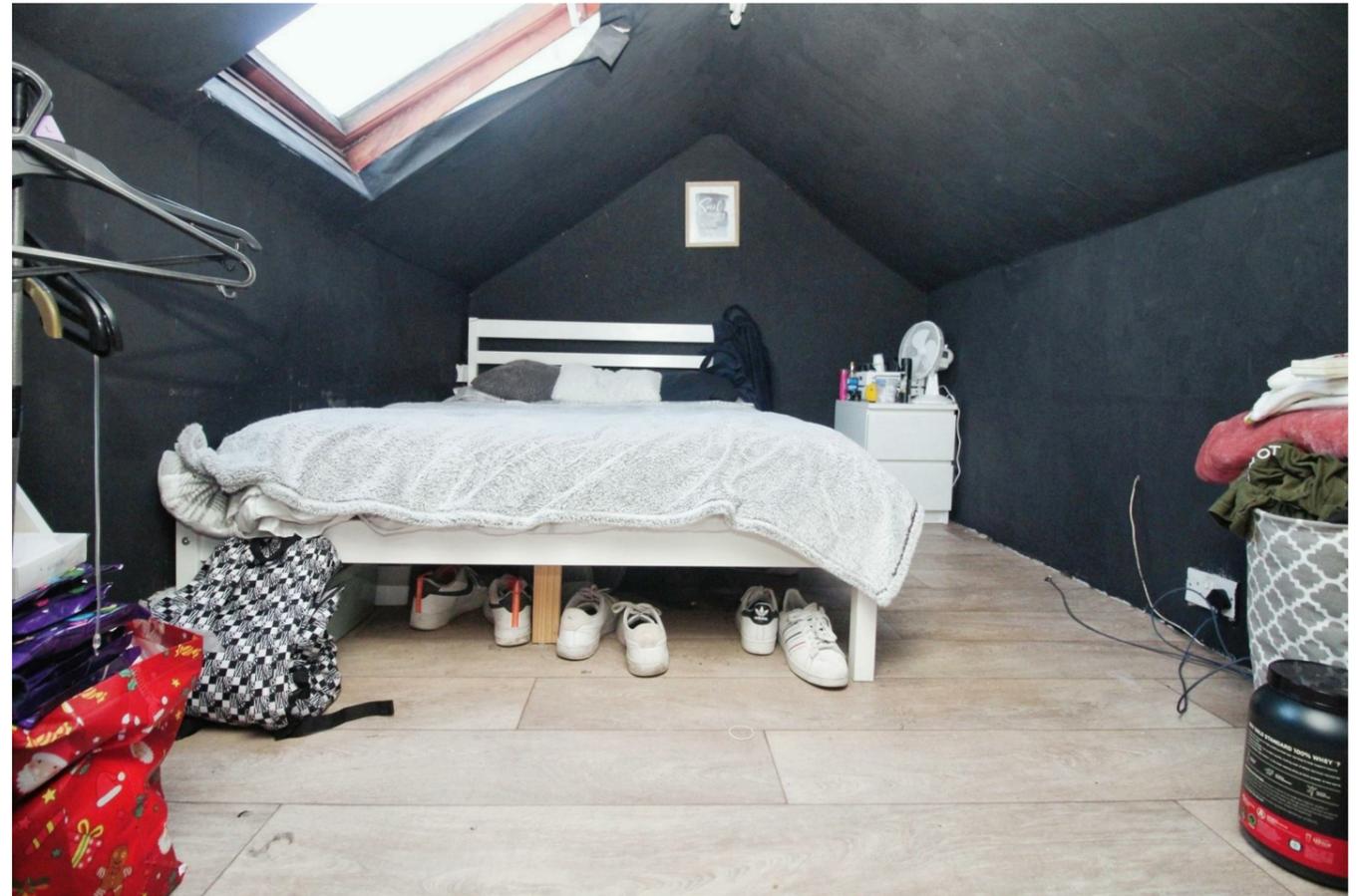
**** SPACIOUS SEMI-DETACHED ** 3
 DOUBLE BEDROOMS + OCCASIONAL LOFT
 ROOM (ACCESSED BY LOFT LADDER) **
 PVCu CONSERVATORY ** REAR PATIO AND
 GARDEN ** SOUGHT AFTER LOCATION **
 CLOSE TO AMENITIES & GOOD LOCAL
 SCHOOLS ** OFF ROAD PARKING AND
 DETACHED GARAGE ****

The property briefly comprises:- Access is through a uPVC storm porch with secondary door in to the entrance hallway having laminate floor and understairs storage. From where you can enter all downstairs rooms and first floor landing. The kitchen is fitted with a range of wall and base units in light Beech with contrasting dark grey worktops and decorative tiled splashbacks. There is a stainless steel sink with mixer tap, integrated brushed chrome oven, gas hob with over extraction hood. Useful pantry storage, laminate flooring and access to side. From the kitchen you can access the side porch which also serves as a utility room, housing the washing machine and tumble dryer.

The living room is bright & airy thanks to its lovely Georgian picture window and features a living flame fire with a modern white surround and granite hearth, cornice ceiling, light decor and is finished with laminate flooring. French doors open into the welcoming conservatory overlooking the rear garden.

Upstairs you will find the three double bedrooms and family bathroom. Two of the bedrooms having fitted sliding wardrobes, drop down ladders access occasional loft room with laminate tiled floor and velux window. The bathroom comprises:- 3 piece suite in white including panelled 'L shaped' bath with shower over, hand wash pedestal sink unit and push button W.C. There is a chrome ladder towel rail, stylish floor to ceiling ceramic tiling.

Outside to the front there wrought Iron gates opening onto concrete patterned drive with ample parking leading to a detached garage. To the rear there is a private garden with patio, lawn & enclosed by timber fencing. Current tenants would like to stay if a buy to let investor purchases.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Rating authority
 Borough Council Tax Band

Services

Spacious Family Home In A Great Location.

Tenure
 Freehold