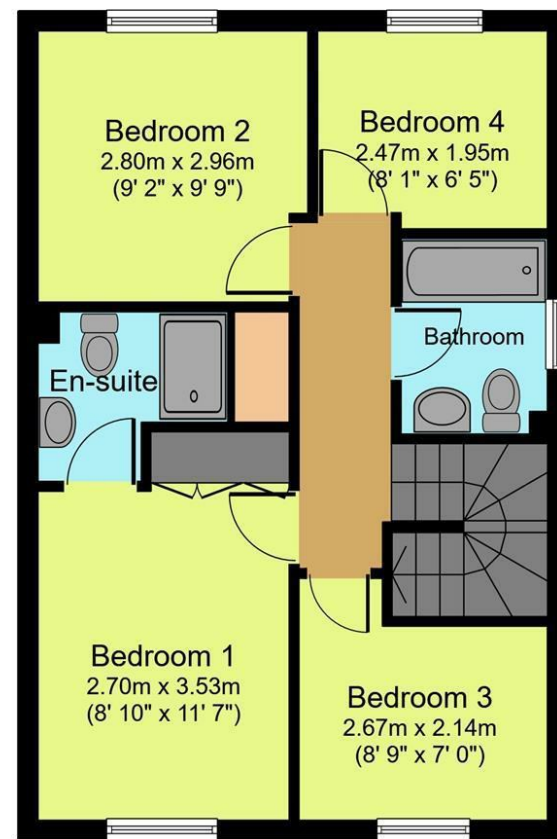


Ground Floor



First Floor

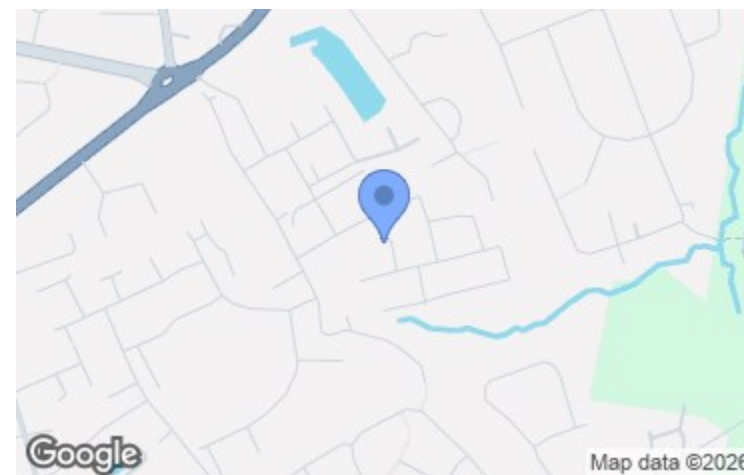
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(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@wwestateagents.com



Directions

See Mapping.



Canter Way, Bradford, BD2 3FE
£300,000

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.



Canter Way, Bradford, BD2 3FE



**** BEAUTIFUL DETACHED FAMILY HOME
 ** 4 BEDROOMS ** MODERN DINING
 KITCHEN ** 2 BATHROOMS ** POPULAR
 RESIDENTIAL DEVELOPMENT **
 GENEROUS GARDEN ** READY TO MOVE
 IN TO FEEL ** DRIVE & GARAGE ****
 Immaculately presented detached property offers both space & style, situated in a popular residential location close to local amenities & reputable schools.

The ground floor briefly comprises of a light and airy entrance hall incorporate downstairs w/c leading to the lounge, dining kitchen and stairs to the first floor. The lounge features modern and vibrant decor, a double glazed window to front, gas central heating and carpeted flooring. The modern dining kitchen consists of a range of base & wall units in grey with complementary white composite square edge worksurfaces & breakfast bar, stainless steel bowl & half sink with mixer tap, an integrated electric oven, gas hob with over extractor hood, integrated fridge & freezer and dishwasher. A large storage cupboard is also plumbed for a

washing machine. There is ample space to accommodate a family dining table with French doors opening out into the lovingly maintained rear garden. Finished with Herringbone styled flooring and modern decor.

Four bedrooms are situated on the first floor alongside the family bathroom, the generous master benefits from light décor, carpeted flooring & well equipped en-suite shower room. A further double bedroom & 2 large single rooms along the hall all finished with light modern décor. The family bathroom comprises of a 3 piece suite in white with chrome fittings, over power shower & finished with part tiled walls & cushion floor.

Externally the property benefits from a tarmac drive offering off road parking leading to a detached single garage with EV charging point. The rear garden is mainly laid to lawn with a small patio, raised decked seating area and is fully enclosed with fenced borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Immaculate 4 Bedroom Detached Family Home With Off-Street Parking, Garage, Open Plan Dining Kitchen and Generous Rear Garden.

Rating authority
Borough Council Tax Band D

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