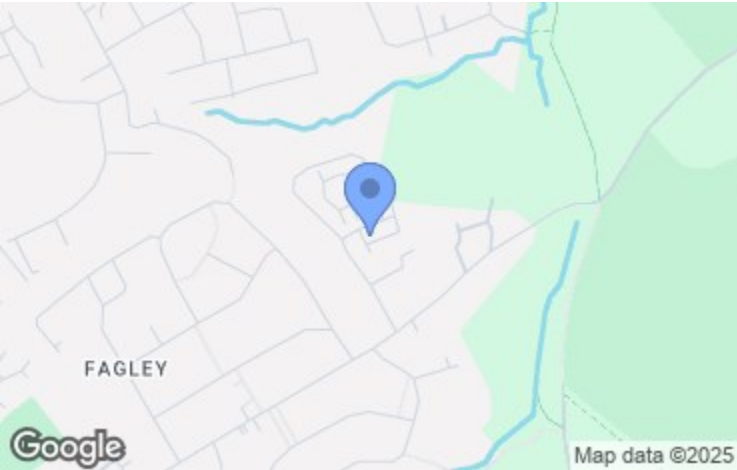




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Blackthorne Close, Bradford, BD2 3DZ
Offers In The Region Of £210,000

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.

**** 3 BEDROOMS ** SEMI-DETACHED ****
POPULAR RESIDENTIAL AREA ** MODERN FINISH THOROUGHOUT ** GENEROUS REAR GARDEN ** OPEN PLAN DINING KITCHEN ** IDEAL FIRST TIME BUY ** QUIET CUL-DE-SAC LOCATION ** This charming three-bedroom semi-detached house presents an excellent opportunity for first-time buyers, young professionals, couples, and families alike.

The property boasts a well-thought-out layout, beginning with a welcoming entrance hall that leads to an open-plan dining kitchen and a cosy lounge. The kitchen is equipped with modern wall and base units, an integral electric oven, and a gas hob, along with space and plumbing for a washing machine and fridge freezer. There is also room for a small dining table, making it a perfect space for family meals or entertaining guests. A convenient downstairs w/c adds to the practicality of the ground floor.

The lounge is naturally lit and inviting, featuring uPVC patio doors that provide direct access to the beautifully maintained rear garden, ideal for outdoor relaxation or gatherings.

On the first floor, the landing leads to two spacious

double bedrooms and a generous single bedroom, offering ample space for rest and relaxation. The modern family bathroom is partly tiled and features a white three-piece suite, including a bath with a shower over, a wash hand basin, and a w/c.

Externally, the property is complemented by a tarmac drive to the side, providing parking for two cars. The larger-than-average rear garden is a true highlight, mainly laid to lawn with a lovely patio seating area, flower beds, and fenced borders, creating a serene outdoor retreat.

With uPVC double glazing and gas central heating throughout, this home is finished to a high standard, ensuring a modern and comfortable living experience. This property is truly ready to move into, making it an ideal choice for those seeking a delightful home in a friendly neighbourhood.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
A Well Positioned Three Bedroom Semi-Detached Home With A Modern Finish Throughout, Ideal For First Time Buyers & Young Professionals Alike.

Rating authority
Borough Council Tax Band C

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