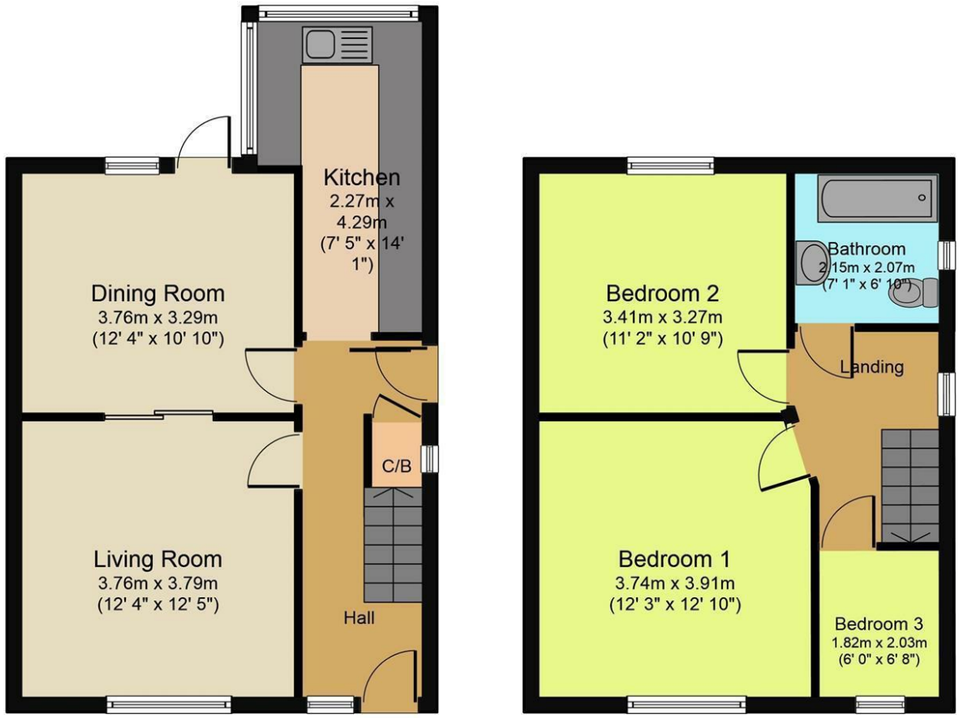
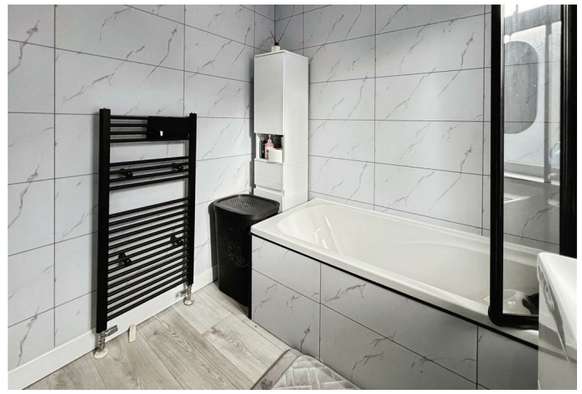
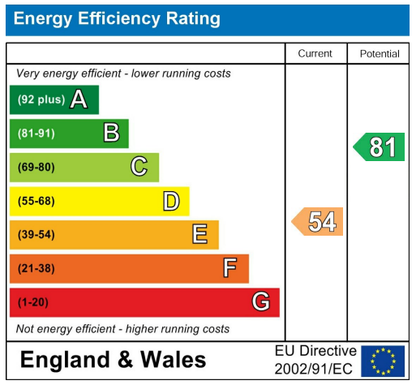


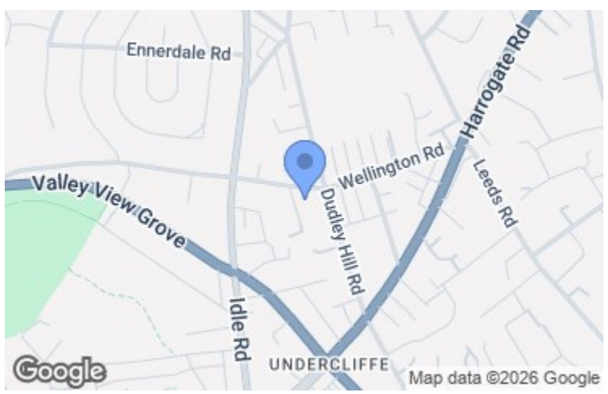
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Viewing arrangements

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

Directions

See Mapping.

Wellington Grove, Bradford, BD2 3AL

£190,000

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.

Wellington Grove, Bradford, BD2 3AL

2 3 1

** Two Reception Rooms ** Modern Finish & Ready To Move In Feel ** Drive & Off Road Parking ** This charming three-bedroom semi-detached house located on the desirable Wellington Grove in Bradford. As you step inside, you are welcomed by a spacious hallway that provides access to all rooms & leads you to the first floor.

The living room, situated at the front of the property, boasts a generous open space, perfect for accommodating multiple sofas. It features double-glazed windows that allow natural light to flood in, complemented by a cosy carpet finish, a gas fireplace, & tasteful wallpapered walls adorned with elegant wall lights.

At the rear, you will find a delightful dining room, which also benefits from double-glazed windows & patio doors that open up to the garden, creating a seamless indoor-outdoor flow. This room is well-sized & features a carpet finish, making it an ideal space for family meals & entertaining guests.

The modern kitchen is equipped with a variety of wall & base units, providing ample storage & workspace. It includes room for freestanding kitchen appliances, a gas hob with an extractor fan, & double-glazed windows that overlook the rear garden. The laminate flooring adds a contemporary touch to this functional space.

Moving to the first floor, you will discover two generously sized double bedrooms, each with enough space for a double bed & built-in wardrobes. Both rooms feature double-glazed windows & a comfortable carpet finish. The third bedroom is a well-proportioned single room, suitable for a single bed & additional wardrobe space.

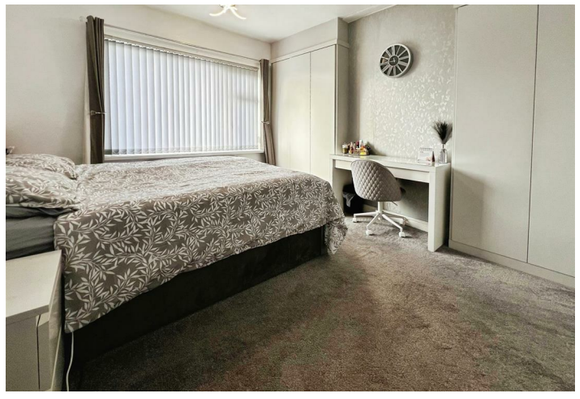
Completing the interior is a modern family bathroom, which includes a three-piece suite with a shower over the bath, fully tiled walls, & laminate flooring for easy maintenance.

Outside, the property boasts a large front area with ample parking space, featuring attractive Indian stone paving. The rear garden is designed for low maintenance, with a paved area that offers a perfect spot for relaxation.

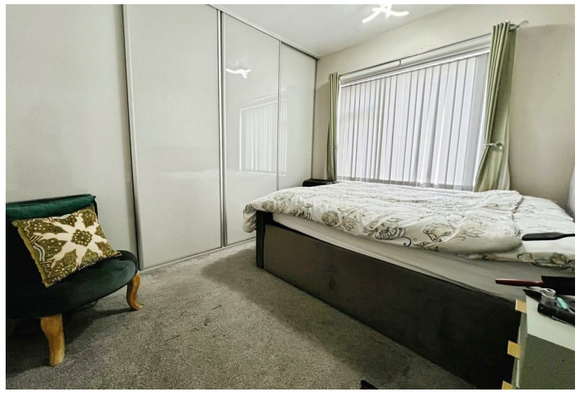


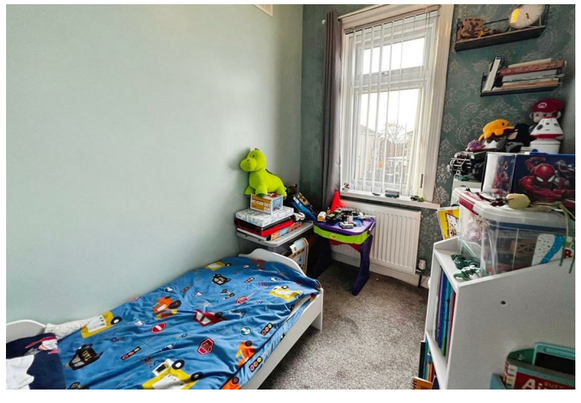












Fixtures & fittings

Stunning 3 Bedroom Semi-Detached Home Within Popular Residential Location, Recently Refurbished With A Ready To Move In Feel.

Rating authority

Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure

Freehold