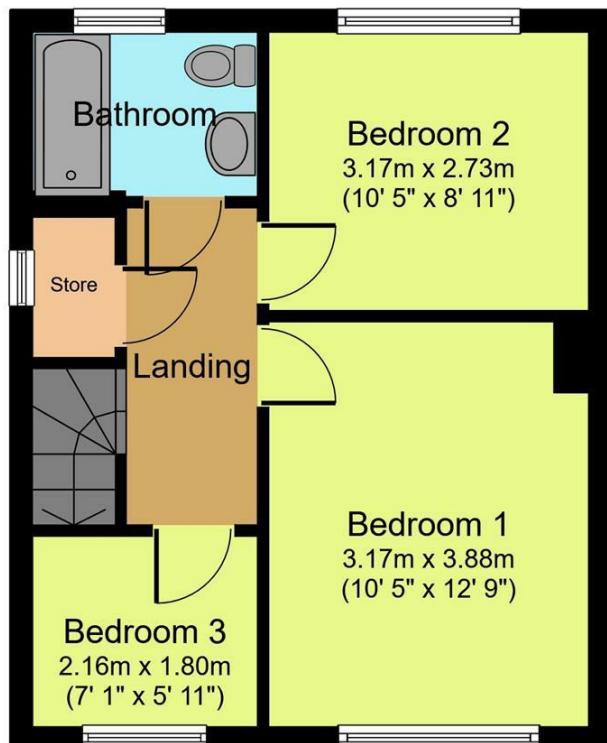


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

See Mapping.

#### Viewing arrangements

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



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.



**Bolton Drive, Bradford, BD2 2AA**  
**Offers In The Region Of £210,000**

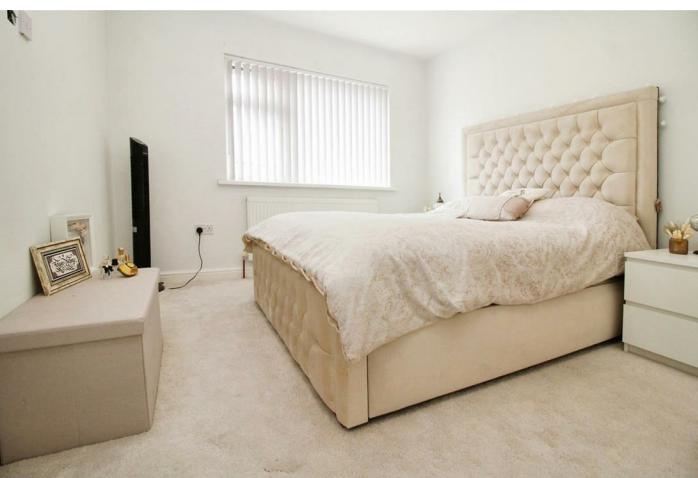
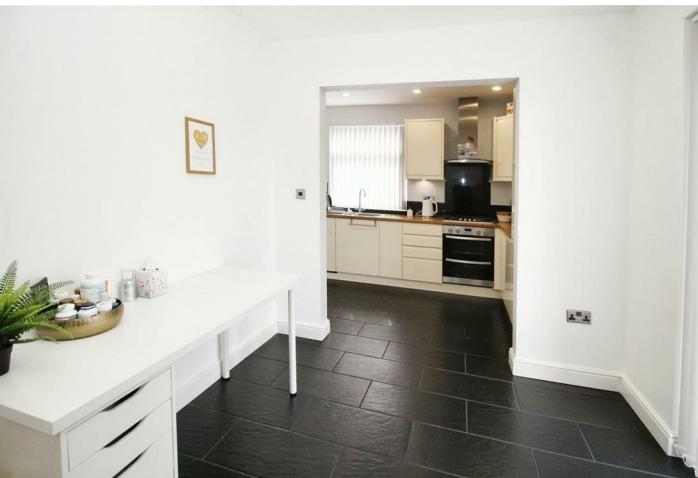


\*\* SEMI DETACHED \*\* 3 BEDROOMS \*\* CLEAR POTENTIAL TO DEVELOP ATTIC \*\* MODERN KITCHEN & BATHROOM \*\* AMPLE PARKING \*\* SOUGHT AFTER LOCATION \*\* CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES \*\*

Front PVCu door with glass side panel, opens into entrance hall, having light grey laminate flooring, spindled balustrade with under stairs storage. Access into spacious lounge with a large picture window with vertical blinds allowing the natural light to flow, marble surround with inset chrome living flame gas fire. Light décor, recessed LED lighting & Ash laminate flooring. The dining area has light modern décor with black tiled flooring and French doors opening to the rear garden.

The kitchen has a range of Gloss cream base and wall units with complimentary worktops, inset stainless steel bowl sink with mixer tap and ceramic tiled splashbacks. Integrated oven, gas hob with extractor over. Additional Integrated appliances dishwasher, fridge/Freezer. Finished with ceramic tiled floor and recessed LED lighting.

Carpet stairs rise to the first floor landing with side elevation window, access to all rooms and loft



hatch. Two double bedrooms both with modern décor, Bedroom 1 has picture window and fitted wardrobes. Bedroom 2 has laminate Ash floor and light painted walls. Bedroom 3 is ample size with light décor. The stylish house bathroom has a white three piece suite comprising; 'P' Shaped bath with chrome fittings, over shower with splash screen, vanity sink unit & push button W.C. Finished with ceramic tiled walls, recessed LED lights, chrome ladder radiator and tiled floor. Attic has a velux window & could be developed.

External front garden is a low maintenance patterned concrete driveway giving ample off road parking. The large private rear garden has 2 paved patio areas, artificial lawn, raised planter with shrubs & flowing plants, Ideal for entertaining and alfresco dining for those summer days & nights. Timber boundary fencing.

Full PVCu D/Glazed & Gas C/Heating



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Beautiful Family Home Ready To Move In.....

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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold