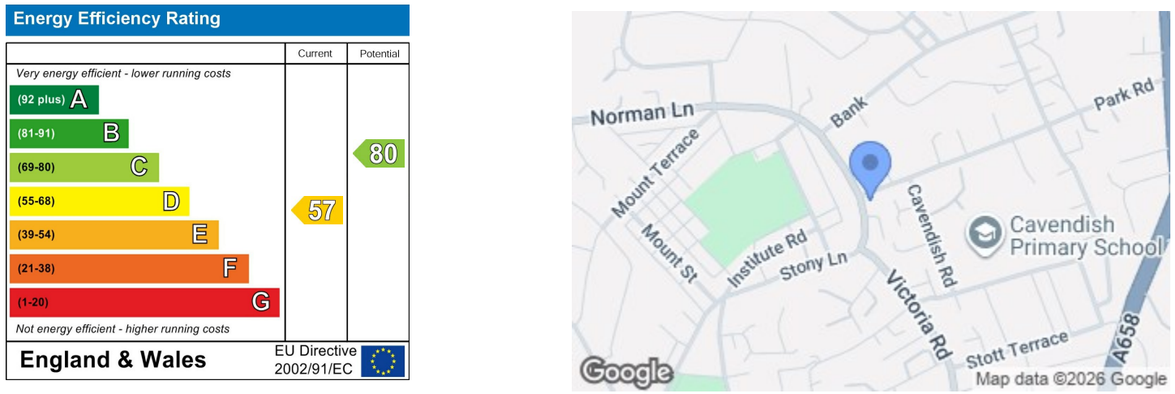
Park Road Eccleshill, Bradford
Approximate Gross Internal Area
270 Sq M/2906 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.









Viewing arrangements

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

Directions

See Mapping

Park Road, Bradford, BD10 8AJ
Offers In The Region Of £450,000

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.

Park Road, Bradford, BD10 8AJ

3 4 3

** 4 DOUBLE BEDROOMS ** SUBSTANTIAL FAMILY HOME ** 3 BATHROOMS ** ACCOMMODATION OVER 3 FLOORS ** LARGE BASEMENT CELLAR ** NO ONWARD CHAIN ** CONTEMPORARY FINISH THROUGHOUT ** AMPLE OFF-STREET PARKING ** A superb semi-detached house is a splendid example of period architecture, beautifully presented and ideal for large families. The property is steeped in a clever blend of period characterful features and a contemporary finish throughout with original features, high ceilings and spacious rooms.

Upon entering, you are greeted by a large entrance hall that leads to a substantial lounge, featuring a bay window that floods the room with natural light, a log-burning stove, and an elegant mantle that adds character. The open flow into the second reception room, which boasts a gas fireplace and an impressive mantle surround, creates a warm and inviting atmosphere. At the rear, a third reception room provides a perfect space for dining, complete with another log burner and easy access to the kitchen.

The grand staircase, adorned with a stunning stained glass window, leads to the first floor where you will find the main bedroom, a generous double with fitted wardrobes and an en-suite shower room. The second bedroom is equally impressive, offering a lovely view to the rear, while the modern family bathroom features a four-piece suite, including a bath and separate shower.

Venturing to the second floor, you will discover two further substantial double bedrooms, both benefiting from Velux windows that allow for plenty of light with ample under-eaves storage ensures that space is maximised throughout.

Externally, the property boasts a large gated driveway, providing parking for multiple vehicles, leading to a garage. The gardens feature a well-maintained lawn, a patio area for outdoor entertaining, and a raised patio that offers a perfect spot to relax and enjoy the surroundings.















Fixtures & fittings

Substantial Four Bedroom Semi-Detached Family Home With Three Bathrooms, Generous Room Sizes & Excellent Transport Links.

Rating authority

Borough Council Tax Band D

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