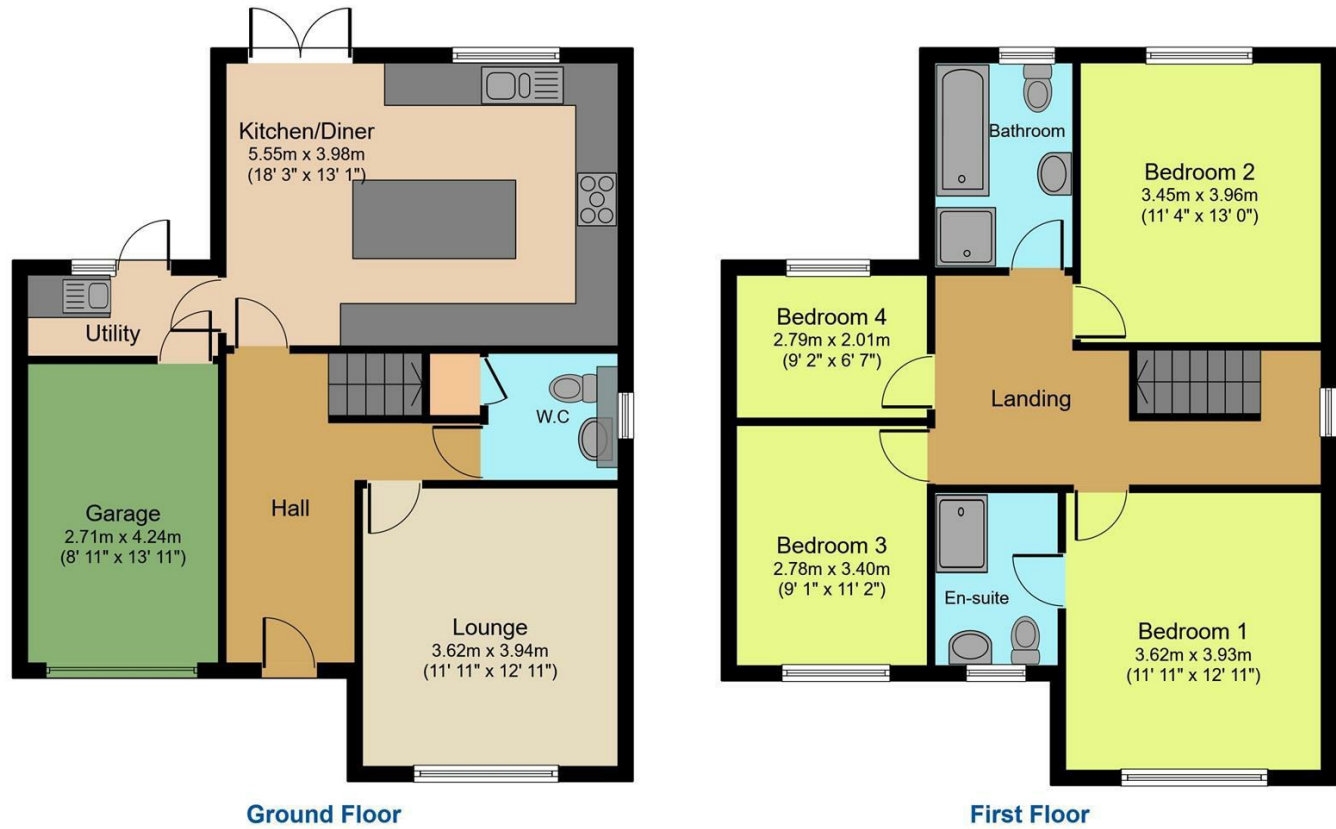




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Directions

Viewing arrangements

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



The Bank, Bradford, BD10 8BN
Offers In The Region Of £330,000

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.



The Bank, Bradford, BD10 8BN

2

4

2

**** DETACHED ** 4 DOUBLE BEDROOMS ** 2 BATHROOMS ** LUXURY KITCHEN ** 3 YEARS OLD ** IMMACULATE PROPERTY ** PARKING ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ** EPC 'B' RATING ****

This is a stunning, 4 bedroom detached property which is only 3 years old and is in immaculate condition.

The property briefly comprises:- Access is through a composite door into the spacious entrance hallway with tiled floor, cornice ceiling and staircase with smoked glass balustrade. From here you can access the living room, guest WC and fabulous kitchen/diner.

The kitchen is fitted with a range of wall and base units in light grey gloss with contrasting dark grey marble effect worktops and complementary splash back tiling. There is an integrated fridge, freezer, dishwasher, two ovens, gas hob and extractor over, stainless steel sink with mixer tap, a central island with breakfast bar, ceiling spots and finished with tiled flooring.

The living room is spacious, bright and airy thanks

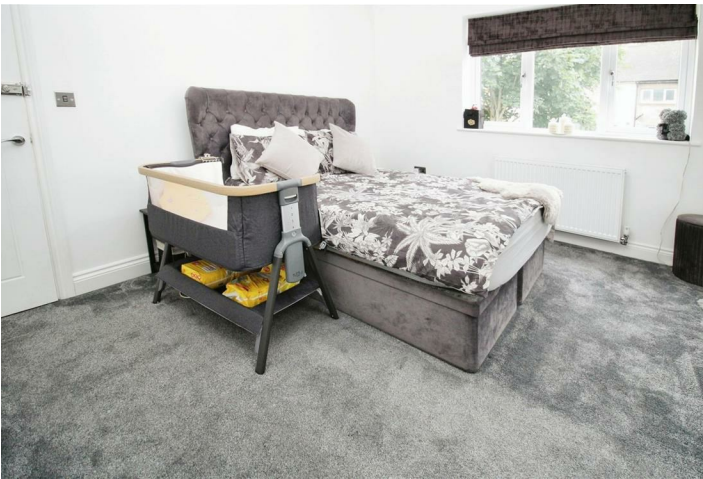
to its picture window which allows an abundance of natural light to flow and is finished with carpet flooring.

The guest WC has vanity sink unit and push button WC with concealed cistern, finished with tiled flooring. The utility room has a stainless steel sink with mixer tap, base unit and plumbing for a washing machine.

Upstairs you will find a generous landing with smoked glass balustrade which leads to the 4 double bedrooms and family bathroom. Bedroom 1 has an en-suite bathroom and bedroom 2 has fitted wardrobes.

The family bathroom comprises:- 4 piece suite in white including panelled bath, shower cubicle, vanity sink unit, push button WC, ceiling spots, part tiled and finished with cushion flooring. The en-suite bathroom comprises:- shower cubicle, vanity sink unit, push button WC, ceiling spots, part tiled and finished with cushion flooring.

Outside to the front there is a driveway for 2 cars, lawn, integral garage and stone walling. To the rear, an enclosed garden with patio and lawn.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings	Services
Rating authority Borough Council Tax Band E	Tenure Freehold