



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

Myers Lane, Bradford, BD2 4ED
Offers In The Region Of £200,000

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.

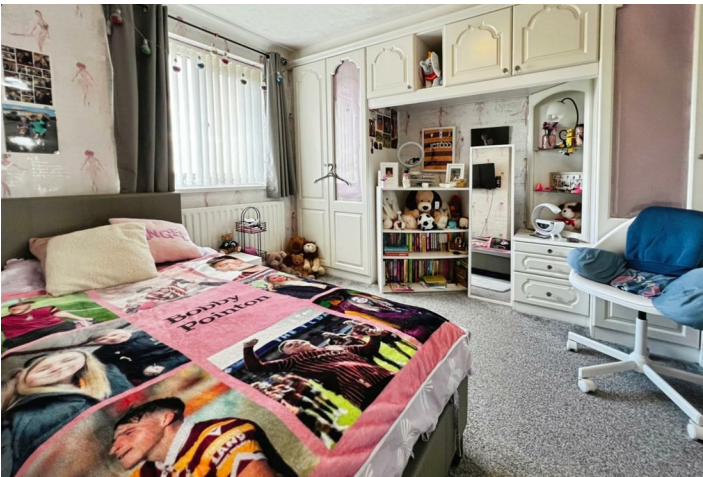
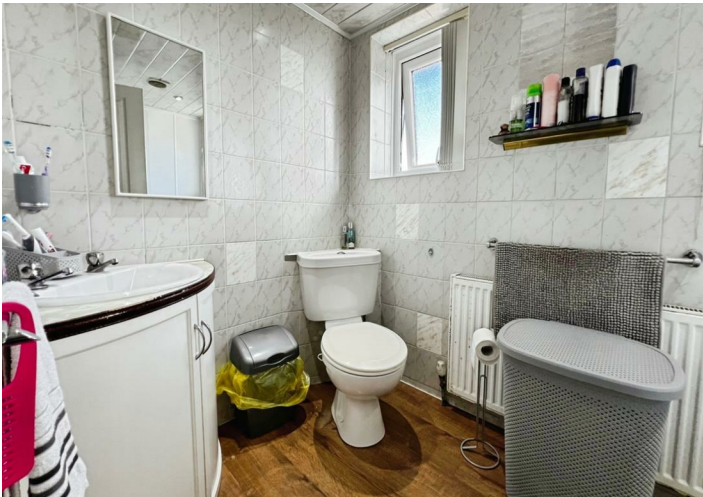


**** 3 BEDROOMS ** SEMI-DETACHED FAMILY HOME ** IDEAL FIRST TIME BUY ** MODERN KITCHEN RECENTLY FITTED ** OFF-STREET PARKING & GARAGE ** READY TO MOVE IN FEEL **** A charming 3 semi-detached house presenting an excellent opportunity for first-time buyers and young families alike, ideally situated close to local schools and amenities.

The ground floor briefly comprises an entrance hall with carpeted flooring and neutral decor leading to the lounge, kitchen and stairs to the first floor. A generous lounge, features a delightful bay window that floods the room with natural light, complemented by a gas fire and mantle, perfect for cosy evenings. Adjacent to the lounge is a separate dining room, which overlooks the garden and provides ample space for family gatherings. The modern kitchen, recently refurbished, is equipped with stylish wall and base units, integrated electric oven and gas hob, and space for a fridge freezer, a sink and drainer, porch to side and window to rear.

Moving to the first floor, the main double bedroom is impressively spacious, complete with a full wall of fitted wardrobes and a dresser, ensuring plenty of storage. The second double bedroom also features fitted wardrobes and offers views from its rear window. The third bedroom, larger than average for a single, includes bespoke fitted wardrobes and a desk, making it an ideal space for a child or home office. The family bathroom is fully tiled and includes a bath with a shower over, wash hand basin, and w/c.

Externally, the property benefits from a driveway at the front, alongside a low-maintenance garden. The rear garden is also low-maintenance, featuring concrete with fenced borders and access to a large garage underneath the house which has power, lighting and incorporates a utility/laundry room. Here, there is potential for further conversion, subject to planning permission.



Fixtures & fittings Three Bedroom Semi-Detached Family Home, 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 Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority. Tenure Freehold
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