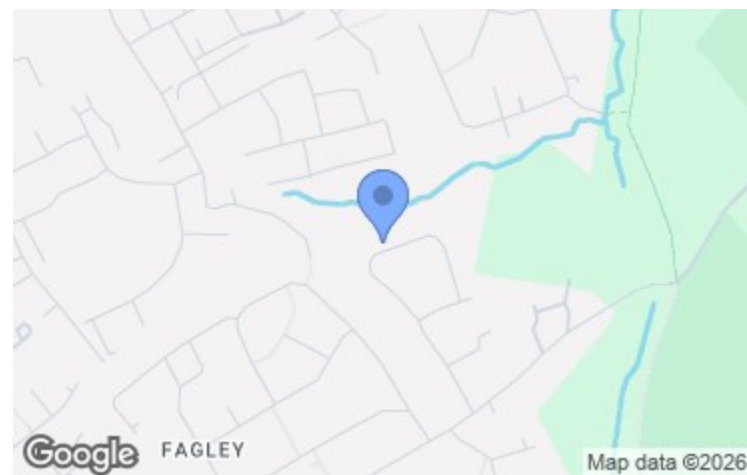




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See Mapping.



**Blackthorne Close, Bradford, BD2 3DZ**  
**Offers In The Region Of £180,000**

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.



Blackthorne Close, Bradford, BD2 3DZ



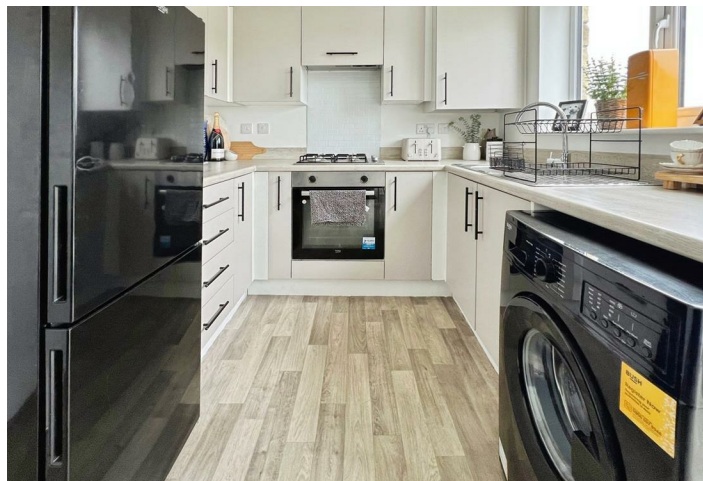
**\*\* 2 DOUBLE BEDROOMS \*\* IMMACULATE FINISH THROUGHOUT \*\* MODERN SEMI-DETACHED \*\* SUBSTANTIAL REAR GARDEN \*\* PANORAMIC VIEWS TO THE REAR \*\* PERFECT FIRST TIME BUYER HOME \*\*** This delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a modern and comfortable home with a substantial rear garden and panoramic views.

Upon entering, you are welcomed by a spacious entrance hall that leads into a bright and inviting lounge. The lounge features plush white carpets, gas central heating, and a window that allows natural light to flood the space, complemented by a stylish feature panelled wall. This lounge leads to a contemporary dining kitchen, which boasts modern wall and base units, an integral electric oven, and a gas hob. There is space and plumbing for washing machine and fridge freezer, a sink and drainer, space for a dining table. The kitchen also provides access to a convenient downstairs w/c and features both a window and patio door that

open onto the rear garden.

The first floor landing leads to a spacious main double bedroom, adorned with neutral decor, carpeted flooring, a feature panelled wall, gas central heating and a double glazed window to front. The second double bedroom, currently utilised as a guest room and dressing room/office, features carpeted flooring and a window that frames panoramic views over the fields at the rear. The family bathroom features stylish tiled walls and a white three-piece suite, including a bath with a shower over, a wash hand basin, and a w/c.

Externally, the property boasts a large tarmac driveway at the front, providing ample parking space, along with gated access to a substantial rear garden. This secluded and private outdoor space is mainly laid to lawn, featuring a raised patio seating area, fenced borders, and countryside views, making it an ideal spot for relaxation and outdoor gatherings.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Immaculate Two Double Bedroom Semi-Detached Home With Substantial rear Garden & Unrivalled Views.

**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 Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold