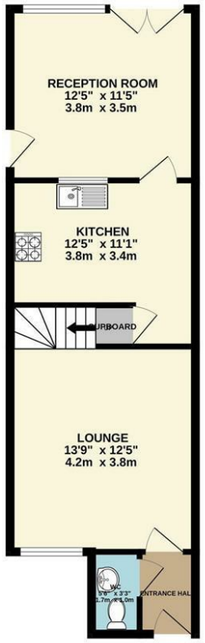
GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.

TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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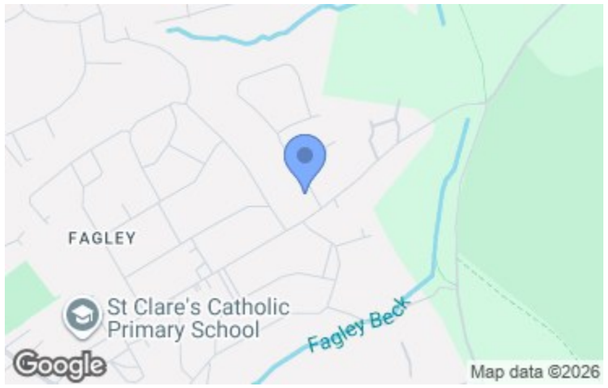


Viewing arrangements

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

Directions

See Mapping.

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

Offers Over £180,000

Blackthorne Close, Bradford, BD2 3DZ

2 2 1

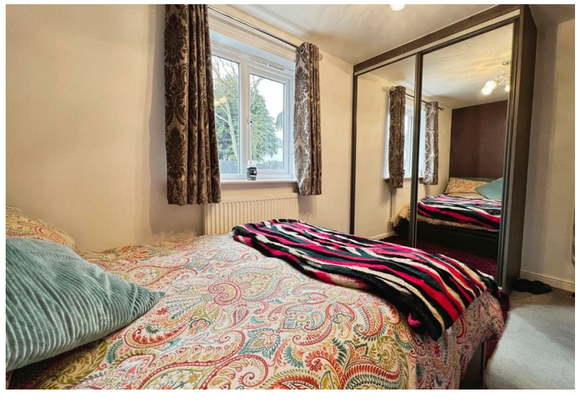
** 2 DOUBLE BEDROOMS ** 2 RECEPTION ROOMS ** ENCLOSED REAR GARDEN ** OFF-STREET PARKING & GARAGE ** IDEAL FIRST TIME BUYER HOME ** POPULAR RESIDENTIAL CUL-DE-SAC **
This modern semi-detached house presents an excellent opportunity for first-time buyers and young professionals alike. The property boasts a well-thought-out layout, featuring two reception rooms and two generous double bedrooms, with a contemporary finish throughout.

Upon entering, you are greeted by an entrance vestibule leads to a stylish lounge, adorned with modern decor and carpeted flooring, dual aspect double glazed windows to front and side, and gas central heating. The kitchen is equipped with wall and base units, offering plenty of storage, along with space and plumbing for appliances an integral electric oven and gas hob with extractor fan over, a sink and drainer, with a window and door to the extension. The rear extension serves as a versatile dining room, home office, or playroom, complete with laminate flooring and electric heating. This space seamlessly connects to the garage and the beautifully maintained rear garden, and is naturally lit via double glazed windows and Velux skylight.

On the first floor, you will find two generously sized double bedrooms, both finished with modern decor and carpeted flooring, double glazing and the second double featuring fitted wardrobes for added convenience. The family bathroom is modern and part-tiled, showcasing a stylish three-piece suite including a bath with shower over, wash hand basin and w/c.

The garden is a true highlight, improved with a decked seating area and a charming pergola, perfect for outdoor gatherings. The tiered design includes artificial grass and a lawn on the upper tier, providing a private and secluded retreat, surrounded by fenced borders.

Situated on a popular residential development, in close proximity to a number of local amenities, excellent transport links and a "ready to move in feel", this property is a must view!



Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings
Extended Three Bedroom Semi-Detached Nearly New Build, Ideal For First Time Buyers & Young Professionals Alike.

Rating authority
Borough Council Tax Band

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