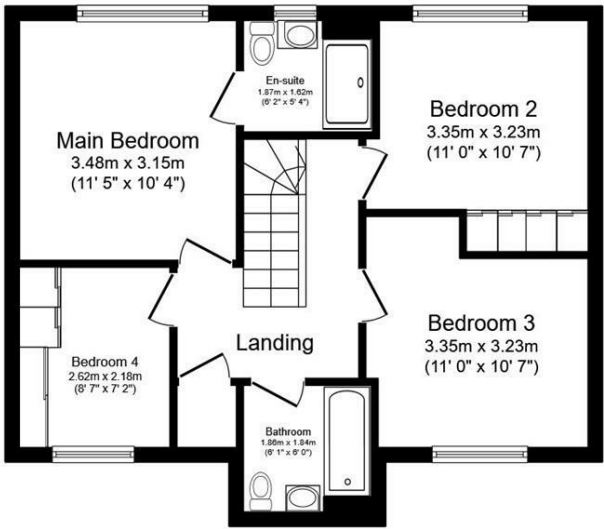




Ground Floor



First Floor

Total floor area: **134** sq.m. (**1,453** sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</b> |
| (81-91) <b>B</b>                            | <b>84</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 |           |



**Directions**

See Mapping.



**Viewing arrangements**

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

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.

**Brompton Drive, Bradford, BD10 0DQ**  
**Offers In The Region Of £450,000**





**\*\* EXTENDED DETACHED HOME \*\***  
**IMMACULATE FINISH THROUGHOUT \*\***  
**PERFECT FAMILY HOME \*\* POPULAR**  
**RESIDENTIAL LOCATION \*\*** Stunning detached home with a perfect blend of modern living and comfort, ideal for growing families with excellent transport links and in the catchment area for well-regarded schools.

As you enter, you are greeted by a spacious hallway adorned with stylish patterned tiled flooring giving access to a downstairs w/c and having built in storage. The cosy lounge features a large double-glazed window that floods the room with natural light, complemented by elegant wall paneling and light wood effect laminate flooring.

Into the modern kitchen, which boasts an array of wall and base units and contemporary worksurfaces over, integrated appliances, and a convenient breakfast bar. The kitchen seamlessly flows into the extended dining room, where large double-glazed windows and patio doors invite the outdoors in, creating a bright

and airy atmosphere. This expansive area is perfect for entertaining, accommodating both a dining table and a comfortable sofa, with a utility room providing additional storage space and plumbing for washing machine.

On the first floor, you will find three generously sized double bedrooms, each featuring double-glazed windows, central heating, and a plush cream carpet finish. The master bedroom is a true retreat, complete with an en-suite shower room that showcases a modern three-piece suite and stylish full tiling. The fourth bedroom, a generous single currently used as a walk in wardrobe and home office, offers ample space for free-standing wardrobes. The family bathroom is equally impressive, featuring a three-piece suite with a shower over the bath, all finished to a high standard with full tiling.

Outside, the private rear garden provides a lovely space for relaxation, with both grass and tiled areas. The property also benefits from a driveway that accommodates several cars, along with a detached garage for additional storage



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Beautiful Extended Detached Home, Ideal For A Growing Family Or Extended Family, Ready To Move In.....

Rating authority  
Borough Council Tax Band E

Services

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Tenure  
Freehold