

Ground Floor

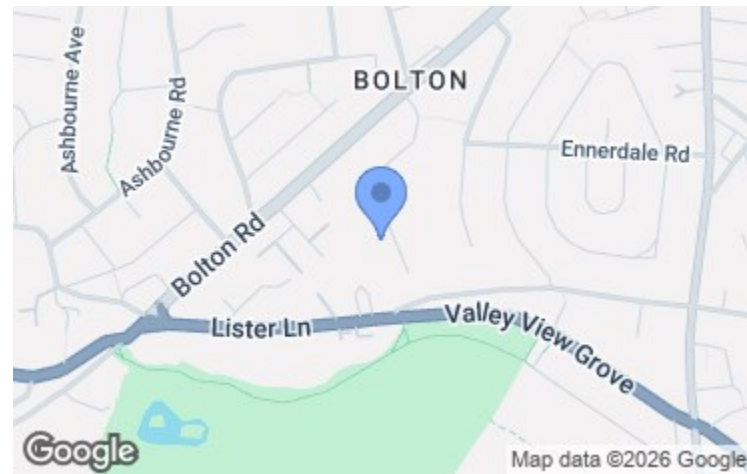
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing arrangements

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



Directions

See Mapping.



Derwent Road, Bradford, BD2 4HR
Offers Over £155,000

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.



Derwent Road, Bradford, BD2 4HR



**** TWO BEDROOMS ** SEMI-DETACHED TRUE BUNGALOW ** NO ONWARD CHAIN ** UPVC DOUBLE GLAZING & GCH ** OFF-STREET PARKING & GARAGE ** OFF-STREET PARKING & LARGE GARAGE ** POTENTIAL TO EXTEND/CONVERT S.T.P.P ****
 Located on Derwent Road in Bradford, this charming two-bedroom semi-detached true bungalow offers a delightful blend of comfort and potential.

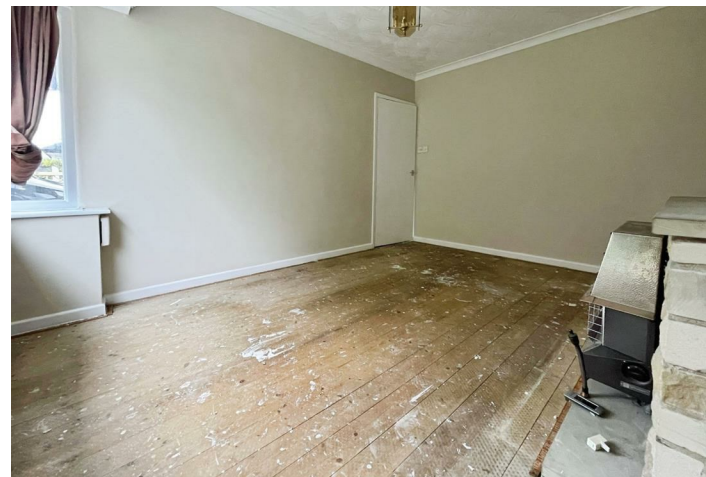
The property welcomes you through a side entrance into a well-appointed kitchen, featuring wall base units and ample space for all necessary appliances, as well as room for a dining table, making it perfect for family meals or entertaining guests.

The spacious living room is a highlight of the home, boasting UPVC double-glazed windows that flood the area with natural light. An electric fireplace adds a cosy touch, complemented by tasteful wall lights, creating an inviting atmosphere for relaxation.

The bungalow comprises two generously sized bedrooms. The first bedroom, located at the rear, is a large space with double glazing and central heating, ensuring warmth and tranquillity. The second bedroom, positioned at the front, also benefits from double glazing and central heating, with convenient access to the front of the property.

The family bathroom features a three-piece suite, complete with a shower over the bath, providing both functionality and comfort.

One of the standout features of this property is the expansive rear garden, which is thoughtfully arranged over two levels. This outdoor space not only offers a serene retreat but also presents exciting potential for extension or conversion, subject to planning permission.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 Two Bedroom Semi-Detached True Bungalow, Off-street Parking & Large Garden To Rear.

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

Tenure
 Freehold