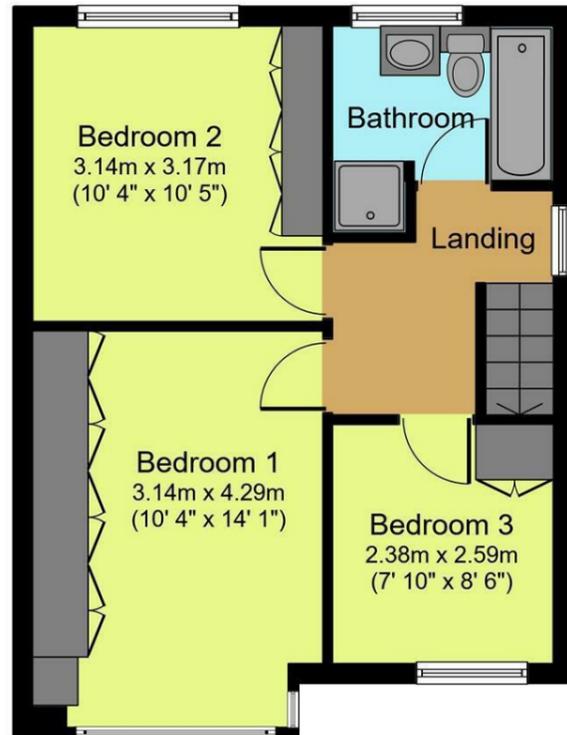


Ground Floor



First Floor

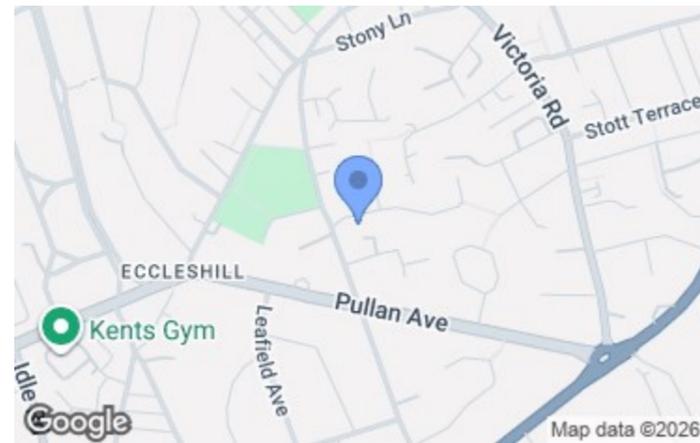
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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@wwstateagents.com



**Directions**

See Mapping.



**Robin Close, Bradford, BD2 2EZ**  
**Offers In The Region Of £225,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



Robin Close, Bradford, BD2 2EZ



**\*\* 3 BEDROOMS \*\* SEMI-DETACHED FAMILY HOME \*\* POPULAR RESIDENTIAL LOCATION \*\* QUIET CUL-DE-SAC POSITION \*\* OFF-STREET PARKING & GARAGE \*\* OPEN PLAN DINING KITCHEN \*\* Situated on a quiet Cul-De-Sac in a sought after Residential location. This well presented semi-detached offers a spacious lounge, open plan dining kitchen, three generous bedrooms, four piece bathroom, front & rear gardens, concrete print driveway & detached garage.**

Initially greeted by a light and neutrally decorated entrance hallway with under stair cupboard that houses all utilities and boiler. Entry into the spacious lounge with neutral decor, ceiling cornice and carpet flooring. The open plan dining kitchen is fully equipped with a range of grey wall and base units, wood effect worktops and edgings. Appliances include five ring gas hob, integrated fan oven, and plumbed for washing machine. The dining space is ideal for family and entertaining and french doors open out to the rear garden.

The staircase rises to the first floor landing which offers access to the bedrooms & family bathroom. The main bedroom includes fitted ceiling high wardrobes, drawers and dressing table. The second double bedroom sits to the rear aspect and also includes fitted wardrobes. A generous sized third bedroom is currently used as a home gym. The fully tiled bathroom includes a modern four piece suite with deep panel bath, combination sink & mounted WC and a separate shower cubicle. Access from the landing via a loft ladder into the part boarded loft space with lighting.

Externally is a mature front garden with shingle base, mature borders with a section of plants, perennials and paved walkway to front of house. A printed concrete driveway with resin finish offers off road parking and leads down to a detached garage with electric door, power and lighting. The rear garden is laid to lawn with paved patio, fencing and original Yorkshire stone walls.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Well-Presented Three Bedroom Semi-Detached Family Home, Ideal For First Time Buyers, Young Professionals & Families 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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold