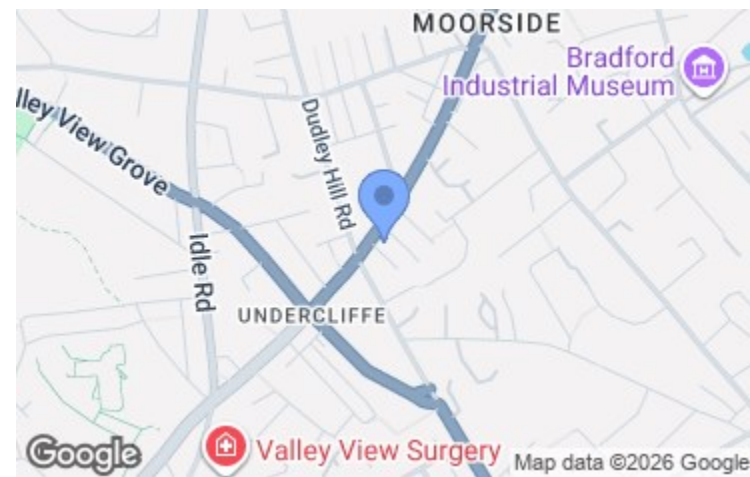




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Viewing arrangements

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

### Directions

See Mapping.



**Sherwood Place, Bradford, BD2 3DX**  
**Offers In The Region Of £160,000**

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.



Sherwood Place, Bradford, BD2 3DX



**\*\* 3 DOUBLE BEDROOMS \*\* IMMACULATE MODERN FINISH THROUGHOUT \*\* IDEAL FIRST TIME BUY \*\* DESIRABLE LOCATION \*\* OPEN PLAN DINING KITCHEN \*\***

Welcome to this charming mid-terrace house located on Sherwood Place. This delightful three-bedroom property is deceptively spacious and boasts an immaculate modern finish throughout, making it an ideal choice for first-time buyers and young professionals alike.

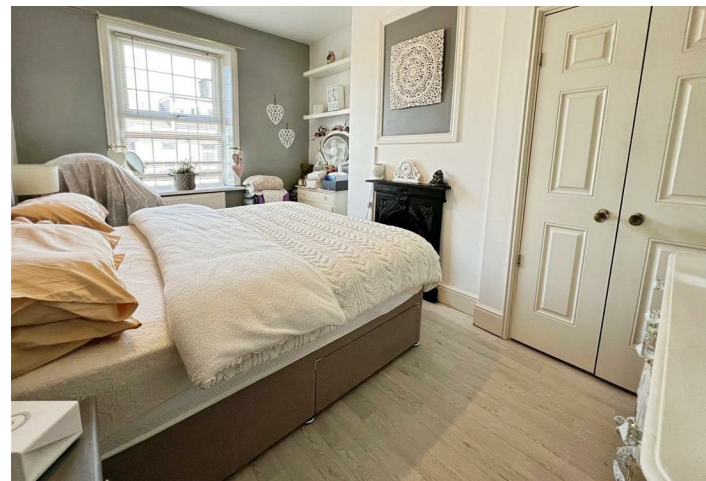
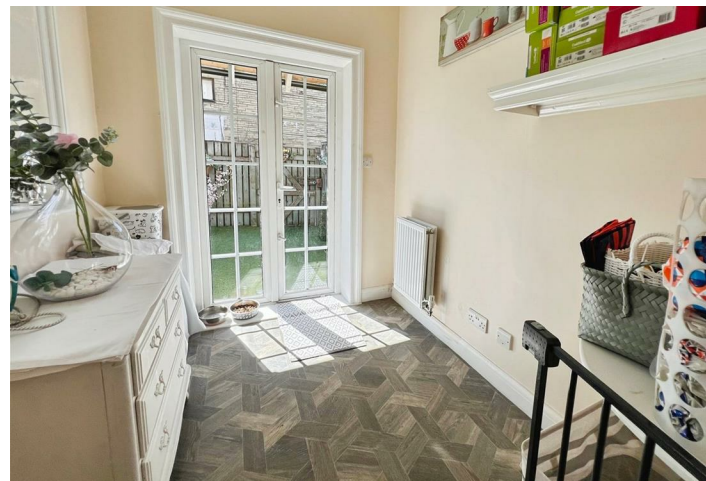
Upon entering, you are greeted by a welcoming entrance hall that leads into a generous lounge featuring a large window that floods the room with natural light, an original fireplace that adds character, and neutral decor complemented by hard wood flooring. The open-plan dining kitchen is a true highlight, equipped with an island and breakfast bar, sleek wall and base units, and stunning Quartz work surfaces. It offers ample space and plumbing for essential appliances, including a washing machine, dishwasher, and fridge freezer. The integral electric oven and hob, complete with an extractor fan. The kitchen also features a

stunning exposed brick fireplace. From the kitchen, you can access a sunroom at the rear, leading to the rear garden, as well as a convenient downstairs w/c and a basement cellar for additional storage.

The first floor landing, illuminated by a window, leads to the two double bedrooms both including fitted wardrobes and double glazing. The large family bathroom is equipped with a four-piece suite, including a shower cubicle, bath, w/c, and wash hand basin. An attic conversion provides a third double bedroom, complete with a large double-glazed window, carpeted flooring, and useful under-eaves storage.

Externally, the property boasts a well-maintained rear yard, featuring fenced borders, a decked seating area, and artificial turf, creating a lovely outdoor space for relaxation and entertaining.

This property is a must-see, offering a perfect blend of modern living and traditional charm in a desirable location.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> Deceptively Spacious 3 Bedroom Through terrace, Ideal For First Time Buyers &amp; Young Professionals Alike.</p> <p><b>Rating authority</b> Borough Council Tax Band B</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Wallace Home Financial, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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