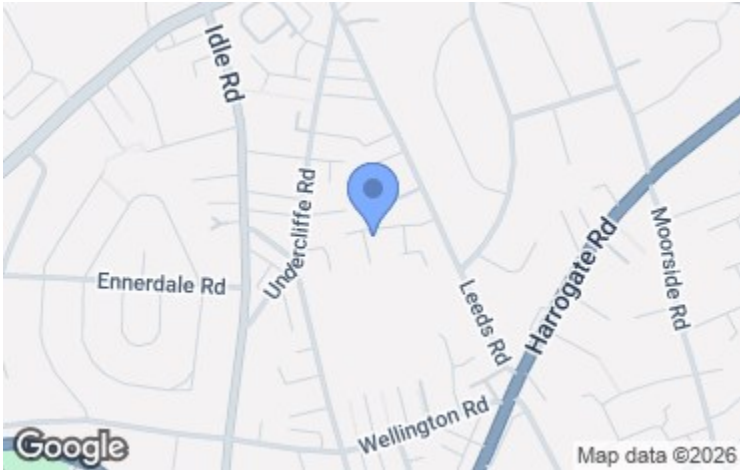




| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running 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>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Viewing arrangements

Directions

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

See Mapping.

Cameron Grove, Bradford, BD2 3DG  
Offers In The Region Of £185,000

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.

**\*\* 2 DOUBLE BEDROOMS \*\* 2 BATHROOMS**  
**\*\* POPULAR RESIDENTIAL LOCATION \*\***  
**PERFECT FIRST TIME BUY \*\* EXCELLENT**  
**TRANSPORT LINKS \*\* DECEPTIVELY**  
**SPACIOUS \*\*** This well-presented link-detached house is an excellent opportunity for first-time buyers and young professionals alike. The property boasts a modern design and is well-maintained, offering a comfortable living space.

Upon entering, you are greeted by a welcoming entrance hall that includes a downstairs w/c and leads to a dining kitchen, featuring a range of wall and base units, an integral electric oven with a gas hob, and ample space for a washing machine and fridge freezer, a sink and drainer, tiled splashbacks, laminate flooring, ample space for a dining table and a window to side. Adjacent to the kitchen is a cosy lounge, complete with an electric fire, gas central heating, neutral decor, carpeted flooring and a storage cupboard. The room is filled with natural light from the front window and has doors leading into a double-glazed conservatory. This additional space is heated by gas central

heating and provides access to the garden, making it an ideal spot for relaxation or hosting guests.

On the first floor, the landing leads to two generous double bedrooms. The main bedroom features fitted wardrobes and an en-suite shower room, which includes a shower cubicle, wash hand basin and w/c. While the second bedroom also benefits from built-in wardrobes, both rooms finished with neutral decor and carpeted flooring. A family bathroom, partially tiled, includes a bath, w/c, and wash hand basin, catering to all your needs.

Externally, the property offers off-street parking with a detached garage, a small lawn to the front, and an enclosed yard with low-maintenance Indian Stone flags, perfect for outdoor enjoyment without the hassle of extensive upkeep.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
2 Double Bedroom Link Detached Home, Ideal For  
First Time Buyers & Young Professionals Alike.

**Rating authority**  
Borough Council Tax Band C

**Services**  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS  
- FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages  
with JD, Hanie & Co, who are authorised and regulated by the Financial conduct  
Authority.

**Tenure**  
Freehold