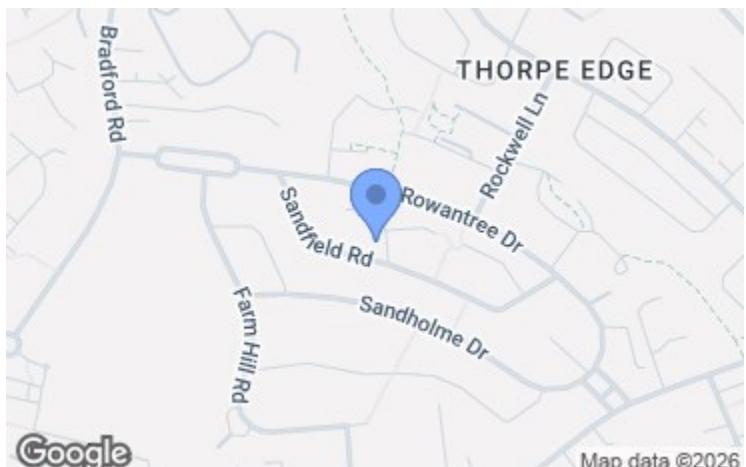


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.



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.



Greystone Crescent, Bradford, BD10 8HY
Offers In The Region Of £140,000



**** 3 BEDROOMS ** SEMI-DETACHED **
IDEAL FIRST TIME BUYER HOME **
POTENTIAL BUY TO LET INVESTMENT **
OPEN PLAN DINING KITCHEN ** GAS C/G
& DOUBLE GLAZING ** POPULAR
RESIDENTIAL LOCATION **** This three-bedroom semi-detached home presents an excellent opportunity for first-time buyers and buy-to-let investors alike. The property boasts generous room sizes throughout with off-street parking and garden to rear.

Upon entering, you are welcomed by a porch that leads into the entrance hall with laminate flooring and access to the lounge, kitchen and stairs to the first floor. The cosy lounge features neutral decor and carpeted flooring with a gas central heating radiator and a double-glazed window to the front. At the rear of the property, you will find a spacious dining kitchen. The kitchen is fitted with a range of beechwood effect wall and base units with laminate work surfaces, an electric oven with gas hob and extractor fan, sink and drainer, space for fridge freezer and family dining table, with a gas

central heating radiator and window to rear. This area is complemented by a separate utility room, providing space and plumbing for washing machine and tumble dryer with a built in storage cupboard and access to the rear garden.

The first floor landing leads to two well-proportioned double bedrooms, with the main bedroom situated at the rear and benefiting from built-in storage. A third single bedroom offers over bulk head storage, making it a practical space for a child's room or a home office. The family bathroom is fully tiled and features a modern white three-piece suite including bath and shower over, wash hand basin and w/c. All rooms are fitted with double glazing and gas central heating.

Externally, the property offers off-street parking at the front, along with a small garden and access to the rear garden. The rear garden features a raised lawn and fenced borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Home, Ideal For First Time Buyers & Buy To Let Investors Alike.

Rating authority
Borough Council Tax Band A

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