



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(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.

Ivy Place, Bradford, BD2 2BA
£350,000

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.

****5 BEDROOMS ** QUIET SECLUDED POSITION ** BEAUTIFULLY PRESENTED ** STUNNING PERIOD FEATURES ** PERFECT FAMILY HOME ** POPULAR RESIDENTIAL LOCATION **** A period, substantial five bedroom town house, featuring high ceilings, cornicing and spacious rooms throughout, beautifully presented, providing an ideal 'ready to move in to' family home.

Entering the property via a composite door to front into the large entrance hall, giving access to the lounge, dining kitchen and stairs to the first floor. The lounge sits to the front aspect, naturally lit via a large double glazed bay window to front, also comprising a feature fireplace, gas central heating and carpeted flooring. The dining kitchen is the heart of the home with a range of fitted wall and base units, a gas cooker, a large island with base units, Belfast sink and drainer and breakfast bar incorporated. The dining space allows for a large family dining table, perfect for entertaining guests finished with tiled flooring and neutral decor. Access to a basement cellar,

utility room and porch to the rear.

The spacious first floor landing leads to a superb and substantial main double bedroom with two double glazed windows allowing for natural light to come in and a feature fireplace, a second double bedroom with double glazed window to rear and feature fireplace, and a large family bathroom with a four piece suite consisting of a stand alone roll top bath, separate shower cubicle, low level flush w/c and a wash hand basin with vanity unit under. The second floor leads to three further generously proportioned bedrooms and a second bathroom with white three piece suite.

Externally, the property benefits from off-street parking to the rear accessed via a private lane and a good sized garden to the front, mainly laid to lawn with mature garden borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautifully Presented 5 Bedroom Period Property,
Perfect For Large Families...

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