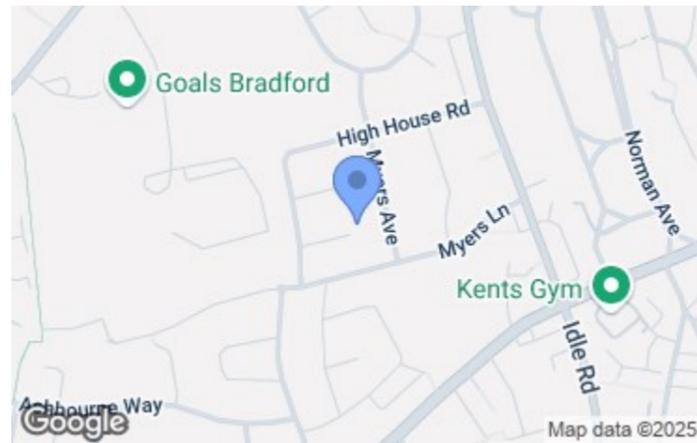


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		67	83



Viewing arrangements

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

Directions

See Mapping.



Kestrel Drive, Bradford, West Yorkshire BD2 4HA
Offers In The Region Of £190,000

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.



**** WELL-PRESENTED FAMILY HOME ** 3 BEDROOM SEMI-DETACHED ** QUIET CUL-DE-SAC POSITION ** POTENTIAL TO EXTEND S.T.P.P ** CLOSE PROXIMITY TO LOCAL AMENITIES ** EXCELLENT TRANSPORT LINKS ** CATCHMENT AREA FOR WELL-REGARDED SCHOOLS **** A three bedroom semi-detached family home, well-presented throughout idea for first time buyers, young families and professionals alike.

Entering through a composite door into a light and airy entrance hall comprising double glazed windows, radiator, built in storage cupboards, access to the lounge, kitchen and stairs to the first floor. The through lounge is naturally lit via a large double glazed picture window to the front and double glazed patio doors to rear also featuring a gas fire with mantle surround, gas central heating and laminate flooring. The kitchen sits to the rear aspect of the ground floor and is fitted with a range of wall and base units, an electric fan oven with gas hob and extractor over, integral fridge, dishwasher, plumbing for washing machine, a sink and

drainer, a built in storage cupboard, double glazed window to rear and access to the side porch extension.

The first floor landing has built in storage, access to a loft and leads to two double bedrooms both fitted with built in wardrobes, gas central heating and double glazed windows, a single bedroom currently used for storage and a family shower room. The shower room is fully tiled and fitted with a corner shower cubicle, wash hand basin and w/c with gas central heating and frosted double glazed window to rear.

Externally, the property enjoys a generous plot providing a large driveway leading to a detached garage, a laid to lawn garden with flowerbed borders to the front, a large garden to the rear is mainly laid to lawn with additional decking and patio seating areas with flower bed and fenced borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home Situated On A quiet Cul-De-Sac Within A Popular Residential Location.

Rating authority
Borough Council Tax Band B

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