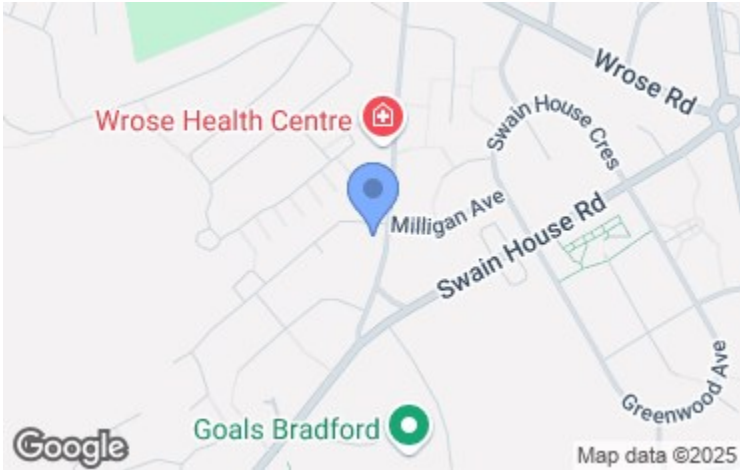




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.

Kings Road, Bradford, BD2 1NL
Offers In The Region Of £175,000

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.

Kings Road, Bradford, BD2 1NL

 1  3  1

**** 3 BEDROOM SEMI-DETACHED ****
MODERN KITCHEN & BATHROOM **
POPULAR RESIDENTIAL LOCATION ** NO
ONWARD CHAIN ** GENEROUS GARDEN
**** IDEAL FAMILY HOME ** PERFECT FOR**
FIRST TIME BUYERS ** OFF-STREET
PARKING ** A well-presented three bedroom semi-detached home, ideal for a number of buyers including first time buyers, young professionals and families alike.

An entrance vestibule leads to the lounge and stairs to the first floor. A spacious lounge with carpeted flooring is naturally via a large double glazed picture window to front over-looking the generous garden to front also comprising a gas central heating radiator, under-stair storage cupboard and access to the kitchen. To the rear aspect of the ground floor is a dining kitchen fitted with modern wall and base units and worksurfaces over, space and plumbing for appliances, integral electric fan oven with gas hob and extractor fan over, a sink and drainer, tiled splashbacks, a double glazed window to rear and door to side.

The first floor landing has a loft hatch with drop down ladder and also gives access to three bedrooms and the family bathroom. Three bedrooms are all finished in neutral décor and are equipped with double glazed windows and gas central heating radiators. A modern family bathroom has a four piece suite consisting of a bath with mixer taps, separate shower cubicle, w/c and wash hand basin with vanity unit under.

Externally, the property enjoys a substantial plot with gardens to front, side and rear. The front garden is mainly laid to lawn with walled and fenced borders. A large patio seating area sits to the side with further patio and low maintenance gardens to the rear with fenced borders. Additionally, the property benefits from a driveway providing parking for multiple vehicles.

A must view property!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Home With Off-Street Parking & Generous Gardens Ideal For First Time Buyers & Young Families 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 One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold