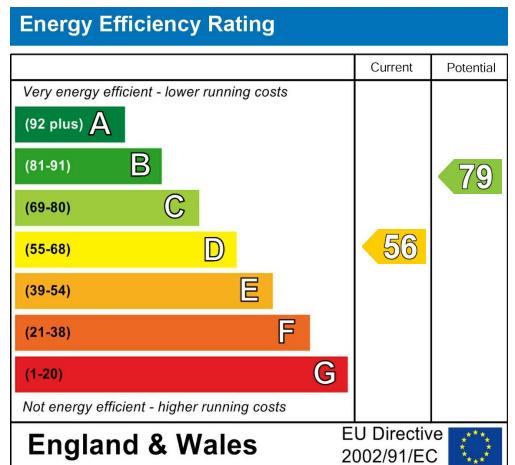


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#### Viewing arrangements

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

#### Directions

See mapping



**Westwood Avenue, Bradford, BD2 2NJ**  
**Offers Over £185,000**

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.



EXTENDED SEMI-DETACHED \*\*  
IMMACULATEDLY PRESENTED \*\* 2 DOUBLE  
BEDROOMS \*\* 2 RECEPTION ROOMS \*\*  
MODERN KITCHEN & BATHROOM \*\*  
FABULOUS REAR GARDEN \*\* AMPLE PARKING  
\*\* Presented to the highest standard throughout,  
close to good local schools and amenities.

PVCu door into entrance, which gives access to the living room and first floor. The living room is filled with natural light thanks to the Bay window to the front elevation, wall lights, feature slate mosaic chimney breast with stone hearth and mantel along with inset log burner, light grey wood effect flooring, cornice ceiling & oak French doors into kitchen.

The kitchen is fitted with a range of modern gloss white handleless base & wall units with contrasting worksurfaces, inset stainless steel sink with mixer tap. Integrated brushed chrome oven, halogen hob with brushed chrome extraction chimney. Integrated dishwasher, washing machine, fridge & freezer and breakfast bar with central heating radiator, slate effect tiled flooring recessed LED lighting. PVCu stable door to the side elevation. Archway leads to the bright and airy dining area



with two velux windows, recessed spot lights, PVCu window with perfect fit blinds and French doors leading to the rear garden.

First floor landing leads to 2 double bedrooms and the house bathroom. Bedroom one with light neutral décor, feature papered wall, navy free standing wardrobes, PVCu window to the front elevation and carpet flooring. Bedroom two has a driftwood papered wall with contrasting décor, built in wardrobe, PVCu window to the rear elevation and black out blind. The modern bathroom has a 3 piece suite comprising :- panelled bath with chrome waterfall tap, shower over & screen, vanity sink unit with mosaic tiles and push button W.C. Tiled walls & floor.

Outside to the front, there is garden which is laid to lawn with tarmac drive, wrought Iron gate. The rear garden has timber decking with rope balustrade, artificial grass, pebbled boarder, timber shed and fencing.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

A superb, 2 bedroom semi detached property with a modern kitchen, externed dining room to the rear and is located in highly desirable area.

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