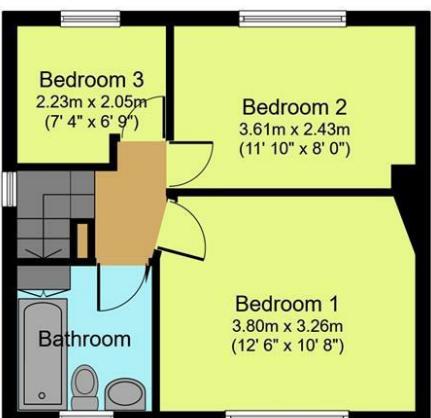


Ground Floor



First Floor

Created using Vision Publisher™

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	

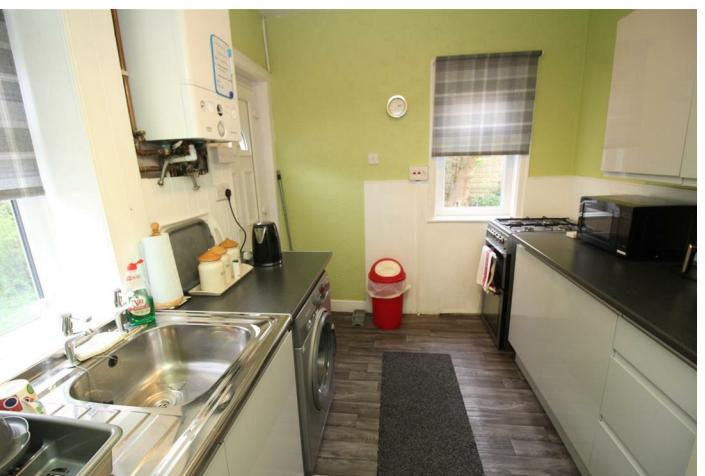


Viewing arrangements

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

Directions

See Mapping.



Killinghall Avenue, Bradford, BD2 4SA
Offers In The Region Of £140,000

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.



** SEMI DETACHED ** THREE BEDROOMS
 ** POPULAR LOCATION ** LARGE CORNER REAR GARDEN ** SPACE TO EXTEND S.T.P.P. ** OFF ROAD PARKING ** NEW KITCHEN & CENTRAL HEATING SYSTEM. This property is in need of some updating but will someone a lovely family home offers, situated in a popular location close to local amenities & handily positioned near the Leeds Bradford boarder making it an ideal base for commuting.

The accommodation briefly comprises: Front & side entrance, front into hallway leading to all rooms. The spacious lounge benefiting front and rear elevation picture windows allow lots of natural light to flow, feature timber fire surround with inset living flame gas fire, cornice ceiling and carpet flooring. The newly fitted kitchen consists of a range of base & wall units in mid grey with complementary worksurfaces stainless steel sink with mixer tap & tiled splash backs. Space to accommodate a freestanding oven, fridge freezer & plumbed for a washing machine. Side door access.



Three bedrooms are situated on the first floor alongside the family bathroom all of which a generous sized bedrooms and with carpet flooring, bedroom 1 has fitted wardrobes. The family bathroom comprises of a three piece suite in pink with chrome fittings, over bath shower & finished with decorative tiling.

Externally the property benefits a driveway offering off road parking, well maintained planted large rear garden with lawn, planted border & patio, ample space to extend subject to local planning.

Fully UPVC Double glazed & gas central heated.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home Or Investment.

Rating authority
Borough Council Tax Band

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