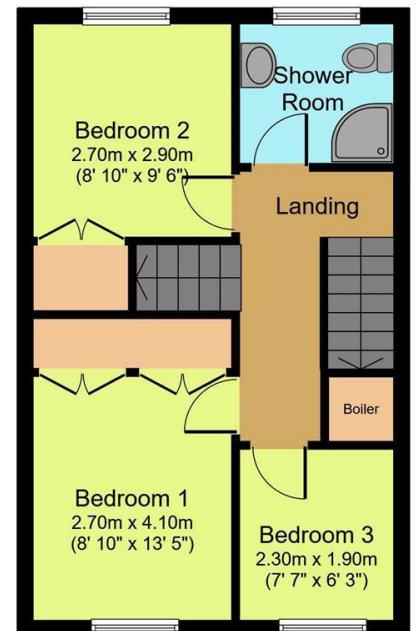
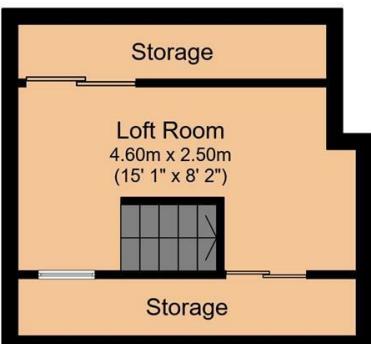


Ground Floor



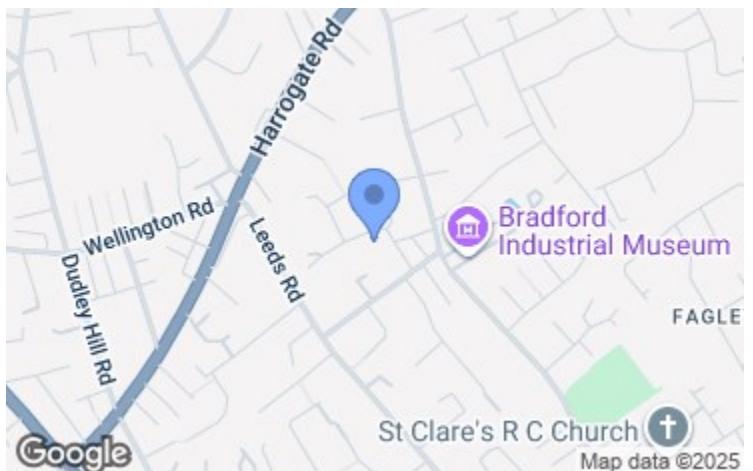
First Floor



Second Floor

Created using Vision Publisher™

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



Directions

See Mapping.

Viewing arrangements

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



Peveril Mount, Bradford, BD2 3JY

£160,000



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.



** MID THROUGH TOWN HOUSE ** 3 BEDROOMS + ATTIC ROOM ** OPEN PLAN LOUNGE/DINER ** GARDENS FRONT & REAR ** OFF ROAD PARKING & GARAGE ** QUIET LOCATION ** CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES ** This desirable town house property offers generously sized accommodation, situated in a popular location close to local amenities, reputable schools & handily positioned for commuting to both Leeds & Bradford.

The accommodation briefly comprises: Composite door into entrance vestibule, spacious open plan lounge/diner benefiting from a 2 large picture windows allowing lots of natural light to flow in complemented by light neutral décor, coved ceiling, timber fire surround with marble hearth & back with gas fire, wall and recessed LED lighting.

The modern kitchen consists of a range of base & wall units in gloss white with contrasting worksurfaces, stainless steel sink with mixer taps. Freestanding oven with over extraction chimney, space for fridge freezer & plumbed for a washing machine. Useful pantry storage and access to rear PVCu sun room. PVCu door providing access into the rear garden.



Three bedrooms are situated on the first floor alongside the family bathroom, the spacious master benefits from fitted sliding wardrobes, bedroom two is also a generous double & the third a good sized single, all are finished with light neutral décor. The family bathroom comprises of a three piece suite in white with chrome fittings, large double cubicle rain shower, hand wash vanity unit with vanity storage mirror, push button low level W.C, recessed LED lighting and finished with contemporary tiling with chrome radiator.

Stairs provide access to the occasional attic bedroom which benefits from a large Velux window, eaves storage, carpet flooring and central heating.

Externally the property benefits from off road parking to the front, the rear is a timber decked area with steps down to paved garden having timber shed & Fencing. Single garage off site.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Spacious Family Home.....

Rating authority
Borough Council Tax Band

Services

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Tenure
Freehold