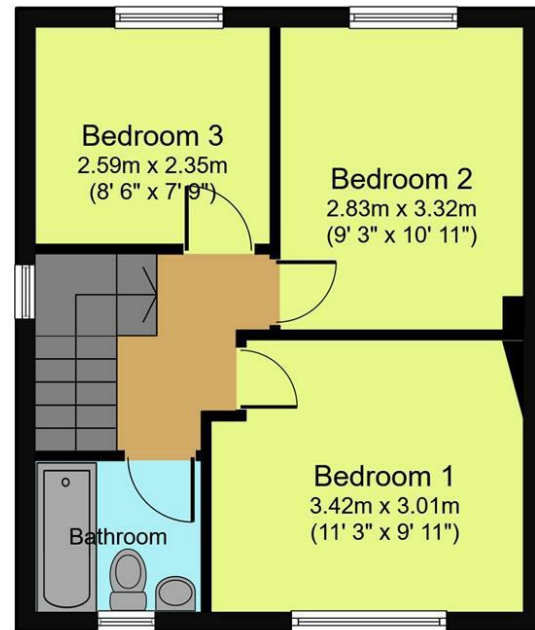



Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(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	

Viewing arrangements

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



Directions

See mapping.



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 1NR
Offers In The Region Of £180,000



SEMI-DETACHED ** 3 BEDROOMS **
MODERN KITCHEN ** LARGE PRIVATE
REAR GARDEN ** AMPLE ROOM TO
EXTEND (S.T.P.P.) ** Situated in a popular
location close to Hanson Academy & Poplars
Farm Primary School.

The property comprises:- Access through a
composite front door into entrance porch,
secondary door into the entrance vestibule with
access to the lounge and first floor rooms. The
spacious living room is bright and airy with
large picture window & timber shutters blinds
allowing the natural light to flow. Stylish light
décor with feature painted chimney breast, inset
log burner effect fire with oak wood mantel,
C/H radiator and carpet flooring.

The kitchen is fitted with a contemporary range
of shaker style base & wall units in light grey
cashmere with polished chrome handles,
complementary dark worktops, inset black
composite sink with mixer tap, there is an
integrated oven, induction hob with extractor
hood, fridge/freezer, integrated slim line

dishwasher and plumbing for a washing
machine. Recessed LED ceiling spots and
finished with tiled flooring. Breakfast bar &
French door opening to the rear patio, Ideal for
Alfresco dining.

On the first floor you will find 3 bedrooms and
the house bathroom. Bedroom 1 is a spacious
double , PVCu window with timber shutter
blinds, carpet flooring and C/H radiator.
Bedroom 2 is also a double room with carpet
flooring, C/H radiator and PVCu window with
vertical blinds. Bedroom 3 is ample single room
with C/H radiator and carpet floor. The
bathroom comprises:- bath tub with over
shower, hand wash pedestal, push button WC.
There is floor to ceiling white wall tiles, radiator
and finished with tiled flooring.

Outside front we have artificial lawn with
Indian stone patio & pathway, planted border,
fencing & gate. Side paving leading to large rear
lawned garden with paved patio, timber shed
and summer house, raised timber decking patio
& timber boundary fencing.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
A Beautiful Family Home.....Ready To
Move Straight In.

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