



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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@wwstateagents.com

Directions

See Mapping.

Pirie Close, Bradford, BD2 1EP
Offers In The Region Of £170,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.

**** THREE BEDROOM SEMI-DETACHED HOME ** IDEAL FIRST TIME BUY ** QUIET CUL-DE-SAC LOCATION ** OFF-STREET PARKING ** ENCLOSED REAR GARDEN ** GENEROUS ROOMS SIZES THROUGHOUT **** A conveniently located three bedroom semi-detached home situated on a quiet cul-de-sac within a popular residential location ideal for first time buyers and young professionals alike.

The property provides living accommodation over two floors all fitted with gas central heating and double glazed windows and briefly comprises a spacious entrance hall with double doors into the lounge diner, access to the kitchen and stairs to the first floor. A through lounge diner provides a light and airy living space with gas central heating, a gas fire, double glazed window to front and patio doors to rear. The kitchen is fitted with a range of wall and base units, space and plumbing for appliances including washing machine, tumble dryer, dishwasher and fridge freezer, an integrated oven and hob, a sink and drainer, doors to side and window to rear.

A spacious landing leads to all rooms on the first floor with a double glazed window and built in storage cupboard. A substantial main double bedroom sits to the front elevation with a double glazed window to front and gas central heating radiator. A second double bedroom comprises gas central heating and a double glazed window over-looking the rear garden. A larger than average third bedroom has space currently for a single bed and a computer desk with a double glazed window to front and gas central heating radiator. A full tiled family bathroom comprises a white three piece suite including a bath with shower over, wash hand basin and w/c.

Externally, the property benefits from off-street parking, a lawned garden to front with flowerbed surround, a detached garage and a low maintenance enclosed garden to rear.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home Situated On A Quiet Cul-De-Sac With Off-Street Parking, Detached Garage & Low Maintenance Garden To Rear...

Rating authority
Borough Council Tax Band C

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