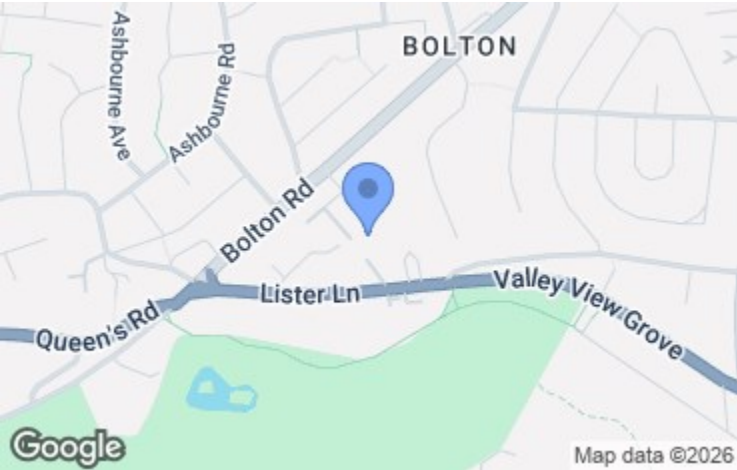




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales	EU Directive 2002/91/EC	



Directions

See Mapping.



Viewing arrangements

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

Beaufort Grove, Bradford, BD2 4LJ
Offers In The Region Of £280,000

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 FAMILY HOME ****
SUBSTANTIAL PLOT ** PERFECT FAMILY HOME ** MUST VIEW ** Set within a peaceful cul-de-sac, this extended semi-detached home offers an abundance of space both inside and out, ideal for growing families.

Enter the property via the spacious entrance hall, giving access to the lounge, kitchen/living extension and stairs to the first floor. The lounge features a charming wood-burning stove, with the addition of gas central heating and a double glazed window to front. The heart of the home is the expansive kitchen, dining and living space, extended to create a bright, sociable environment perfect for everyday life and entertaining. The kitchen is equipped with a number of modern gloss wall and base units with grey wooden worksurfaces, integral appliances, a sink and drainer and breakfast bar. The addition of a side porch provides plumbing for a washing machine. The extended living area offers a perfect space for family and entertaining, with a vaulted ceiling and exposed beams, naturally lit via double glazed windows

and a bi-fold door to rear.

The first floor landing leads to 3 generously proportioned bedrooms and family bathroom. The main bedroom is fitted with a range of wardrobes and drawers and has it's own en-suite shower room. A second double bedroom sits to the rear elevation, again with fitted wardrobes and a double glazed window overlooking the rear extension. A cleverly designed third bedroom features a fitted single bed and wardrobes, with a storage cupboard over the bed. The family bathroom is fully tiled and comprises a modern white three piece suite consisting of a bath and shower over, w/c and wash hand basin with vanity unit incorporated.

Externally, the property sits on a substantial plot offering ample off-street parking with a garage with access to a workshop and electric door. Gated entry to the rear garden which features a lawn, patio seating area, a pond, a sheltered seating area and raised terrace with glass balustrade.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Extended Three Bedroom Semi-Detached Family Home
Situated On A Corner Plot Within A Quiet Cul-De-Sac.

Rating authority
Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to Mortgages with JD, Hanie & Co, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold