



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Viewing arrangements**

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

**Directions**

See mapping.



**Clara Road, Bradford, West Yorkshire BD2 1QE**  
**Offers In The Region Of £340,000**

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.



**\*\* STONE BUILT QUARTER VILLA \*\*** 4 BEDROOM **\*\* 2 RECEPTIONS \*\*** 2 BATHROOMS **\*\* CONTEMPORARY & PERIOD FEATURES \*\*** LARGE GARDEN **\*\* BASEMENT \*\*** GYM & STORAGE UNIT **\*\* Unique opportunity to purchase this beautiful and imposing 19th century quarter villa situated just off the popular Wrose Road and oozing original features, character and charm.**

Entrance hall giving access to the spacious lounge with high ceiling, picture rail and decorative deep set cornice. Period slate fire surround with inset cast Iron fire surround, parquet style floor & cast Iron radiator. The second reception room is light and airy and offers a wonderful space for dining and entertaining and is complemented by the focal surround, cast Iron radiator & access to the basement cellar.

The kitchen is fitted with a selection of Grey/Duck egg blue base & wall units, Belfast sink with mixer tap, butchers block work tops with Victorian tiled splashbacks, range cooker, extraction hood and fished with drift wood effect ceramic tiles, velux window and recessed LED lighting.



First floor landing leads to the Master bedroom with original period fire place, painted décor and benefiting from fitted wardrobes, mullion windows and laminated floor. Bedroom two offers a double sized bedroom with dual aspect windows, vaulted beamed ceiling and period fireplace. Bedroom 3 is an ample sized room.

The contemporary house bathroom comprises of free standing roll top bath, walk-in rain shower, his & her porcelain bowls in vanity unit, push button W.C. and bespoke tiling.

The second floor offers a further double bedroom having Velux window, neutral décor and period feature fireplace and laminate floor. The second bathroom comprises bath tub with over shower, vanity sink, W.C. & wall tiling.

Externally double gates lead to a private garden with a well maintained lawn, Indian slate patio area and ample parking space. There are two timber units one house the gym and a kitchen area, the second gives lots of additional storage.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Beautiful Stone Villa, An Ideal Family Home In A quiet Location, Ready To Move In.....

**Rating authority**  
Borough Council Tax Band

**Services**  
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**Tenure**  
Freehold