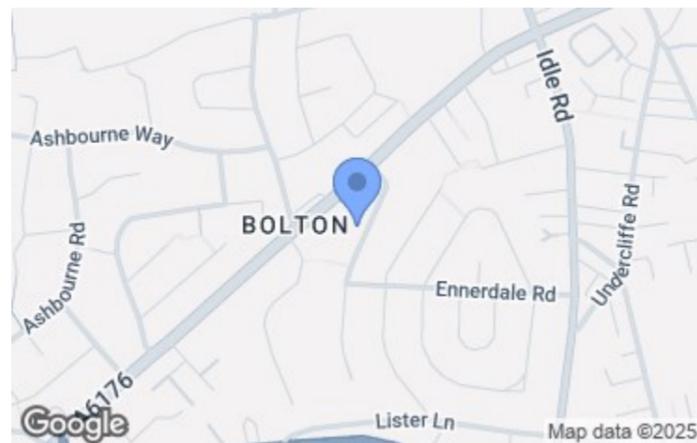




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.

Grasmere Road, Bradford, BD2 4HU
Guide Price £200,000

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.



**** IDEAL FAMILY HOME ** BEAUTIFULLY PRESENTED THROUGHOUT ** SOUGHT AFTER RESIDENTIAL LOCATION ** THREE BEDROOM SEMI-DETACHED ** OFF-STREET PARKING ** FAR REACHING VIEWS TO THE REAR ** INTERNAL INSPECTION HEAVILY RECOMMENDED ****
 Ideally located three bedroom semi-detached family home with stunning far reaching views.

In brief, the property internally comprises an entrance hall with composite door to front, stairs to the first floor with under-stairs storage, and access to the living room and kitchen. The main reception room sits to the front aspect, naturally lit via a large double glazed bay window to front with modern decoration, a GCH/radiator, laminate flooring and feature fireplace. A newly fitted contemporary kitchen sits to the rear aspect and is fitted with a range of gloss finished wall and base units, integral microwave and electric fan oven, a gas hob with extractor fan over, space and plumbing for appliances with a double glazed window to rear and access to the dining room. A second

reception room sits to the rear aspect, ideal for a dining room with a radiator, double glazed patio doors leading out to a decked balcony.

The first floor landing comprises a frosted double glazed window to side, built in storage, a loft hatch with drop down ladder and leading to three bedrooms and family bathroom. The main double bedroom is generous in size with a double glazed window to front and radiator. The second double bedroom provides far reaching views via a double glazed window to rear and also comprises a GCH radiator. A third single bedroom sits to the front elevation, currently used as a nursery with a radiator and double glazed window. A modern bathroom has recently been fitted including a bath with shower over, wash hand basin and vanity unit, w/c and heated towel rail.

The property benefits from off-street parking, with generous enclosed gardens to front and rear, a built in workshop and a storage basement providing plumbing and electrics for utilities.



Train
your text here



Primary School
your text here



Secondary School
your text here

<p>Fixtures & fittings Beautifully Presented Three Bedroom Semi-Detached Family Home Within Popular Residential Location.</p> <p>Rating authority Borough Council Tax Band B</p>	<p>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.</p> <p>Tenure Freehold</p>
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