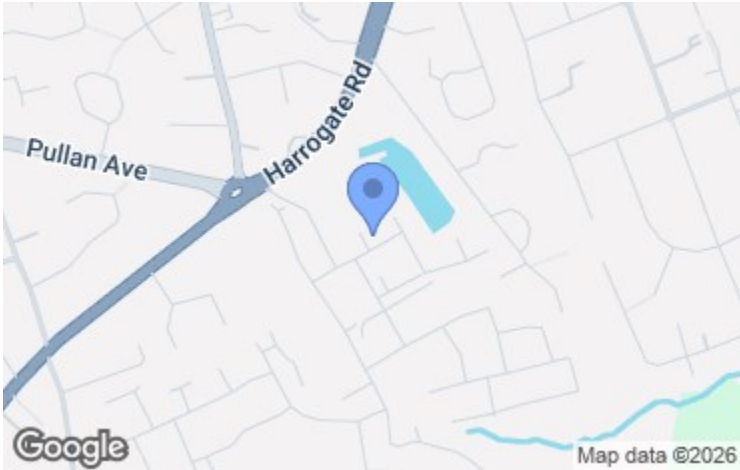


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Fetlock Drive, Bradford, BD2 3FH
Offers In The Region Of £190,000

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.



Fetlock Drive, Bradford, BD2 3FH

 1  2  1

**** 2 DOUBLE BEDROOMS ** IMMACULATE FINISH THROUGHOUT ** IDEAL FIRST TIME BUYER HOME ** CONVENIENTLY LOCATED ** EXCELLENT TRANSPORT LINKS ** OFF-STREET PARKING & EV CHARGING ** NEARLY NEW TOWNHOUSE **** An immaculate, two double bedroom modern townhouse situated on a quiet cul-de-sac with a contemporary finish throughout, ideal for first time buyers and young professionals alike.

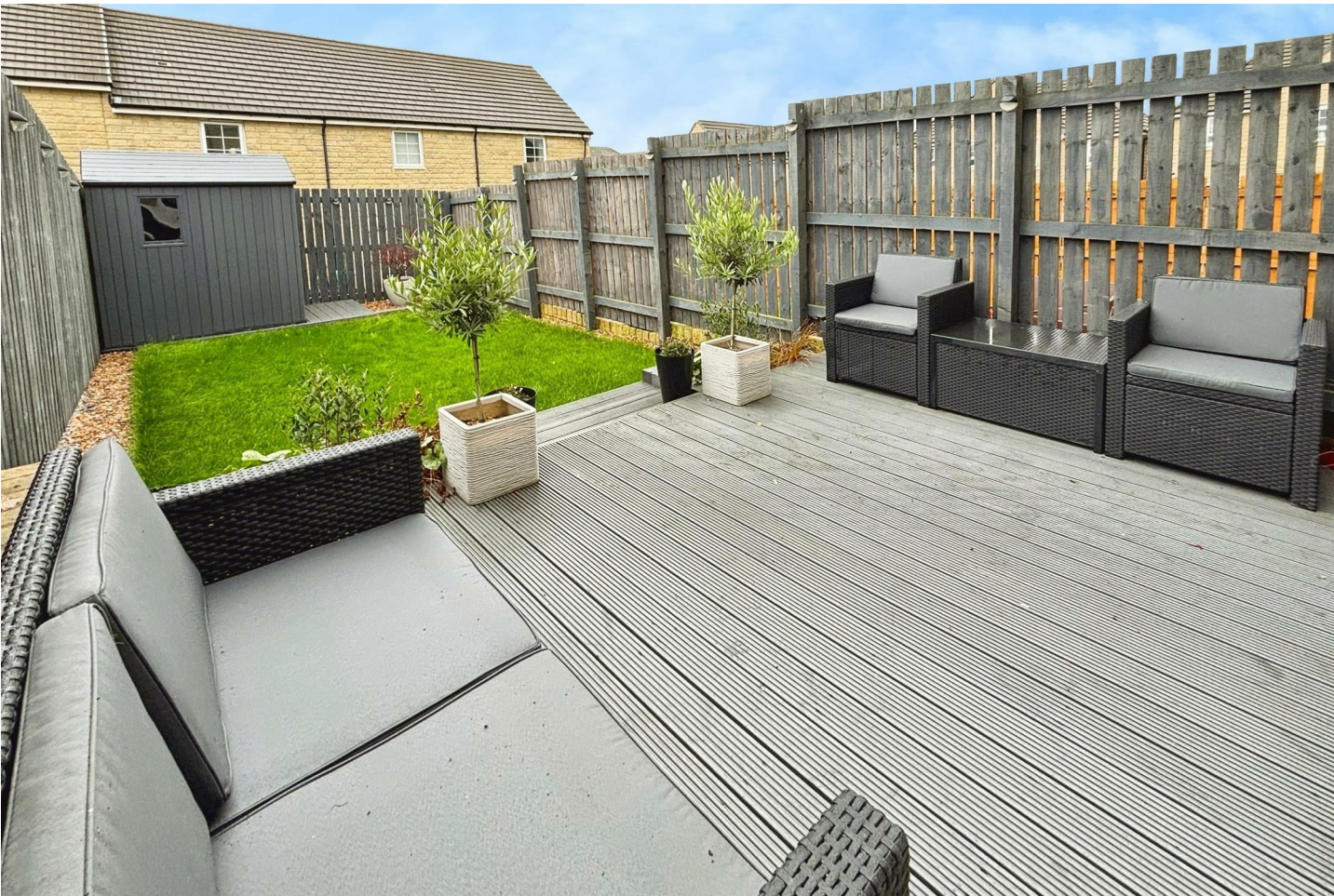
The composite door to front leads to an entrance vestibule, ideal for coats and shoes to be stored before entering into a cosy, modern lounge featuring a panelled wall, gas central heating, modern grey laminate flooring, stairs to the first floor and access to the kitchen to the rear elevation. The breakfast kitchen boasts an array of modern white gloss wall and base units and comprises integral electric oven and hob, fridge freezer, washing machine, dishwasher, a stainless steel sink and drainer, space uPVC double glazed patio doors leading to the rear garden, access to downstairs storage cupboard and storage cupboard.

The first floor includes two light and airy double

bedrooms, both with newly installed fitted wardrobes, a double glazed window and laminate flooring. The bathroom is fitted with a modern three piece suite including a bath and shower over, wash hand basin and low level flush w/c finished with modern part tiled walls, gas central heating and laminate flooring.

Externally, the property benefits from two allocated parking spaces with EV charging to the front. To the rear, a private enclosed garden is access via the kitchen patio doors. The garden has recently had a decking installed offering plenty of space for outdoor seating, with the addition of a lawn, garden shed and shared borders.

This house is situated conveniently with an array of local amenities nearby, excellent transport links to Leeds & Bradford, and has a ready to move in feel, making it an ideal purchase for first time buyers and young professionals alike. Early internal viewings highly recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Immaculate Two Double Bedroom Modern Townhouse Perfect For First Time Buyers & Young Professionals Alike.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold