



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	85
(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.



Grovelands, Bradford, BD2 4HQ
Offers In The Region Of £195,000

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.



**** 3 BEDROOMS ** FULLY REFURBISHED ** RE-WIRED & RE-PLASTERED ** NEW KITCHEN & BATHROOM ** NEWLY DECORATED & CARPETED ** NO ONWARD CHAIN **** A beautifully presented three bedroom semi-detached situated within a desirable residential location, offered to the market after recently under going full refurbishment including a full re-wire, re-plaster, new kitchen & bathroom, with a contemporary finish throughout, making it an ideal home for first time buyers and young families alike.

Upon entering, you are welcomed by a spacious hallway that leads to a generous living room, bathed in natural light from the large double-glazed windows at both the front and rear. The room features a stylish gas fireplace, complemented by light grey carpeting and crisp white walls, creating a warm and inviting atmosphere.

The newly installed modern kitchen is equipped with an array of wall and base units, including an induction hob with an extractor fan, and provides ample space for freestanding kitchen appliances. A double-glazed window overlooks the rear garden, while a side door grants convenient access to the driveway and outdoor space.

On the first floor, you will find two sizeable double bedrooms, each offering enough room for a double bed and wardrobes, adorned with light walls and carpeted flooring. The third bedroom, a well-proportioned single room, includes built-in storage, making it ideal for a child's room or a home office.

The family bathroom is thoughtfully designed with fully tiled walls and laminate flooring, featuring a two-piece suite with a shower over the bath, alongside a separate w/c.

Outside, the property boasts a garden to front with a long driveway accommodating parking for up to three vehicles, and a detached garage adds further convenience for storage or additional parking. To the rear, is a generous low maintenance garden, enclosed for safety of children and made private with walled borders. Outside electric sockets have also been installed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Three Bedroom Semi-Detached Home Ideal For \first Time Buyers Offered To The Market With No Onward Chain.

Rating authority
Borough Council Tax Band C

Services
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Tenure
Freehold