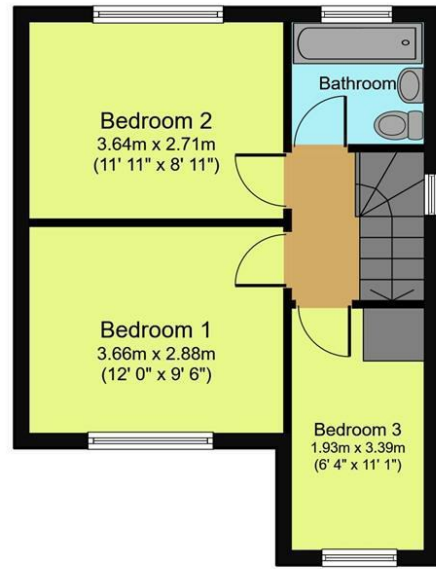


Ground Floor



First Floor

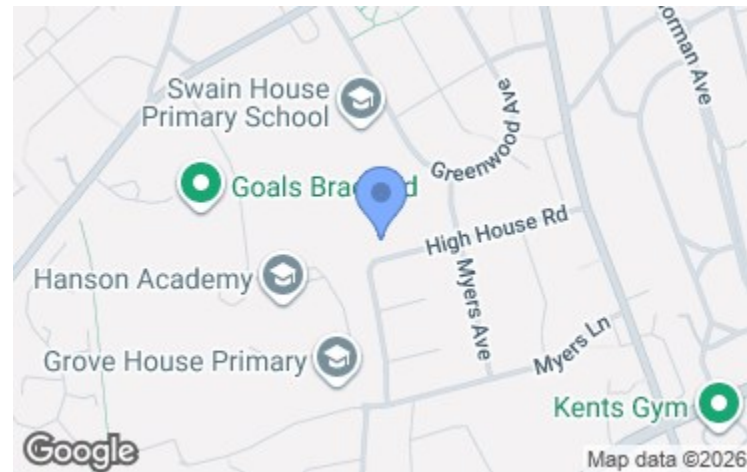
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(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.



High House Road, Bradford, BD2 4EX
Offers In The Region Of £210,000

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.



High House Road, Bradford, BD2 4EX



**** 3 BEDROOMS ** NO ONWARD CHAIN **
 DECEPTIVELY SPACIOUS ** NO ONWARD
 CHAIN ** IDEAL FAMILY HOME **
 POPULAR RESIDENTIAL LOCATION **
 G/CENTRAL HEATING & D/GLAZING ****
 This charming three-bedroom semi-detached family home presents an excellent opportunity for those looking to create their ideal living space. Offered to the market with no onward chain, this property is well-presented yet requires some modernisation.

The ground floor briefly comprises a spacious entrance hall that features sliding patio doors, inviting natural light into the home. The generously proportioned through lounge diner boasts carpeted flooring and neutral decor, an electric fireplace with a mantle over, with an open archway between the lounge and dining space offer ample reception space, which then leads to a conservatory extension at the rear, perfect for enjoying the garden views. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace. It includes an integral double oven, electric hob,

and space for a washing machine and fridge freezer, sink and drainer, pantry cupboard, window to side and rear door.

On the first floor, the main double bedroom features built-in wardrobes and bedside tables, with a window overlooking the front garden. The second double bedroom, also with fitted wardrobes, includes a wash hand basin and offers views to the rear. The larger-than-average third bedroom, currently used as a dressing room, is equipped with built-in wardrobes and a dresser, providing plenty of storage. The family bathroom is fully tiled and comprises a white three-piece suite, including a bath, wash hand basin with a vanity unit, and a low-level flush w/c.

Externally, the property boasts a lawned front garden and a large driveway with a carport leading to a detached garage, which has recently had a new roof fitted. The private rear garden is mainly laid to lawn, complemented by mature gardens and flowerbed borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Semi-Detached Family Home Ideal For First Time Buyers and/or Growing Families Alike.

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