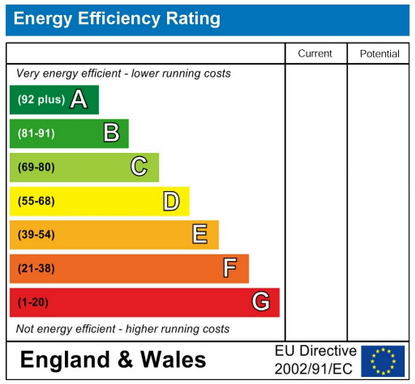
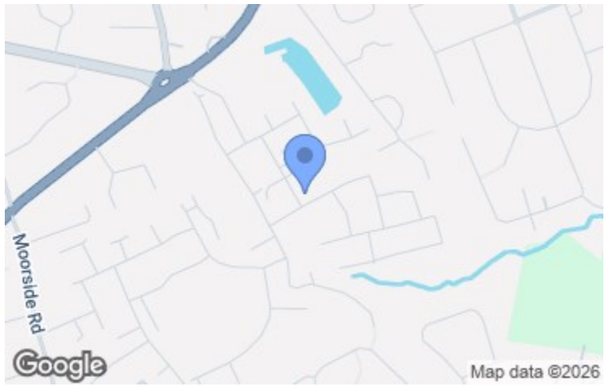
Paddock Lane, Bradford, BD2 3FN
Offers In The Region Of £240,000





Viewing arrangements

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

Directions

See Mapping.

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.

Paddock Lane, Bradford, BD2 3FN

1 3 1

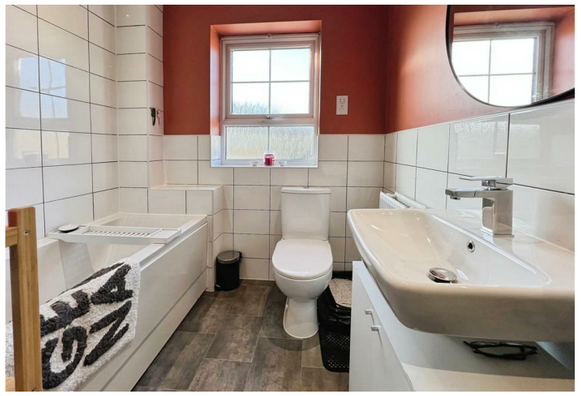
** 3 BEDROOMS ** TASTEFULL DECORATED ** IDEAL FOR YOUNG FAMILIES ** EXCELLENT TRANSPORT LINKS ** OFF-STREET PARKING ** ENCLOSED REAR GARDEN ** READY TO MOVE IN FEEL ** This nearly new semi-detached house offers a perfect blend of modern living and homely charm. With three well-proportioned bedrooms and a thoughtfully designed layout, this property is ideal for families or professionals seeking a comfortable and stylish home.

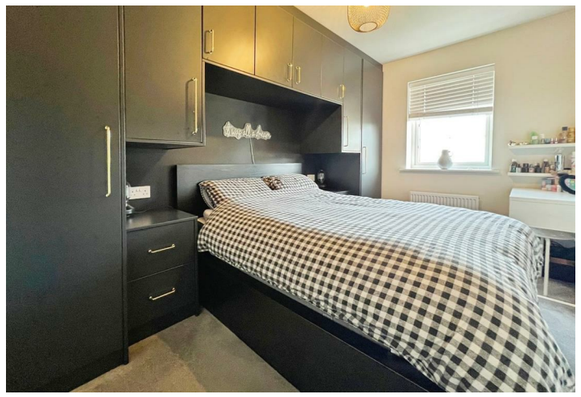
Enter the entrance hall that features a convenient downstairs w/c and leads into a spacious lounge. Tastefully decorated, boasting a double-glazed window that fills the room with natural light, along with gas central heating and plush carpeted flooring. This area seamlessly connects to the dining kitchen to the rear elevation. The modern kitchen is fitted with contemporary navy blue shaker-style units and comes equipped with an integrated fridge freezer, electric oven, washing machine, gas hob, and extractor fan. The ample space for a dining table, combined with herringbone effect vinyl flooring and patio doors leading to the rear garden, makes it perfect for entertaining.

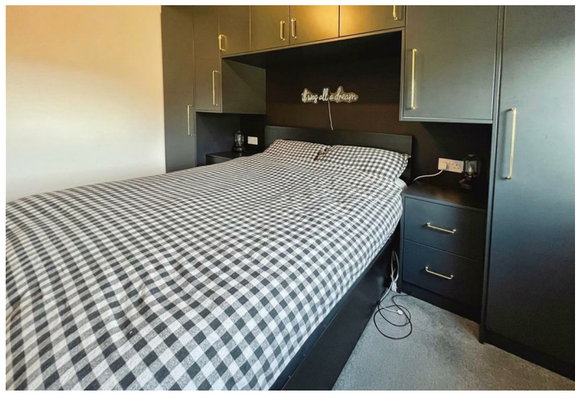
The first floor landing leads to the main bedroom, which features bespoke built-in wardrobes and a lovely view of the rear garden. The second double bedroom is bright and airy, while the third bedroom offers versatility, making it suitable for an office or nursery. The family bathroom is part-tiled and includes a white three-piece suite with a bath and shower over, wash hand basin, and w/c, along with a built-in storage cupboard for added convenience.

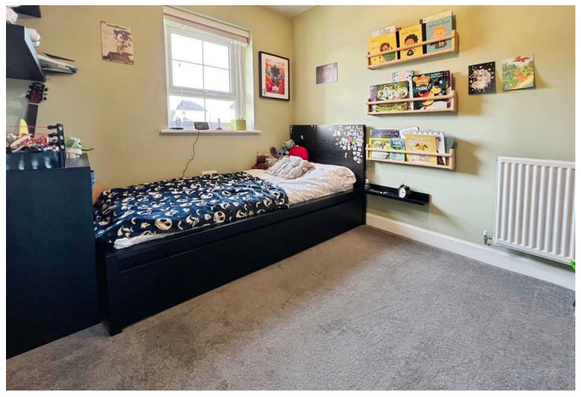
Externally, the property benefits from two parking spaces at the front, complete with an EV charging point. The enclosed rear garden is a private oasis, mainly laid to lawn with an extended patio seating area, perfect for enjoying the outdoors.

With excellent transport links and well-regarded schools nearby, this property is ready for you to move in situated in a popular residential development.









Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings

Immaculate Three Bedroom Semi-Detached Family Home Situated Within Popular New Build Development With Excellent Transport Links.

Rating authority

Borough Council Tax Band C

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.

Tenure

Freehold