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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

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



**Directions**

See Mapping.



**Leeds Road, Bradford, BD2 3BA**  
**Offers In The Region Of £165,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.



Leeds Road, Bradford, BD2 3BA



**\*\* 3 BEDROOM SEMI-DETACHED \*\* IDEAL FAMILY HOME \*\* CLOSE TO LOCAL AMENITIES \*\* FRONT & REAR GARDENS \*\* OFF-STREET PARKING \*\* THOROUGH LOUNGE/DINER \*\* IDEAL FOR FIRST TIME BUYERS \*\* PERFECT FAMILY HOME \*\***  
 A well-presented three bedroom semi-detached family home, ideally situated close to local amenities, with excellent transport links and within catchment area for well-regarded schools.

A light and airy entrance hall with access via a uPVC door leads to the kitchen, lounge diner and stairs to the first floor. The lounge diner is naturally lit via double glazed windows to front and back, featuring space for living and dining and gas central heating. The kitchen is fitted with modern wall and base units and complimentary worksurfaces over, plumbing for a gas cooker with extractor over, a sink and drainer, space for washing machine and fridge, double glazed window to rear and door to side.

The first floor landing provides access to two

double bedrooms a single box room and family bathroom. The main bedroom sits to the front elevation with fitted wardrobes, gas central heating radiator and double glazed window to front. A second double bedroom also equipped with fitted wardrobes, gas central heating and double glazed window to rear. The single bedroom comprises double glazed window and gas central heating. A fully tiled family bathroom with a white three piece suite consisting of a bath with shower over, wash hand basin and w/c.

Externally, the property benefits from gardens to front and rear, off-street parking and a storage outbuilding.



**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

**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