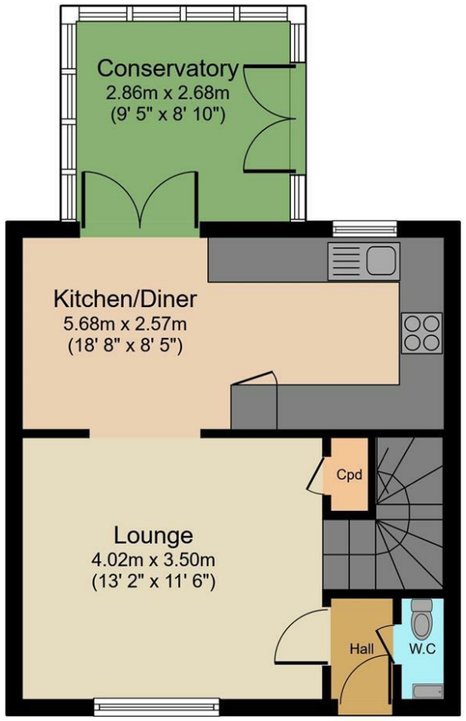
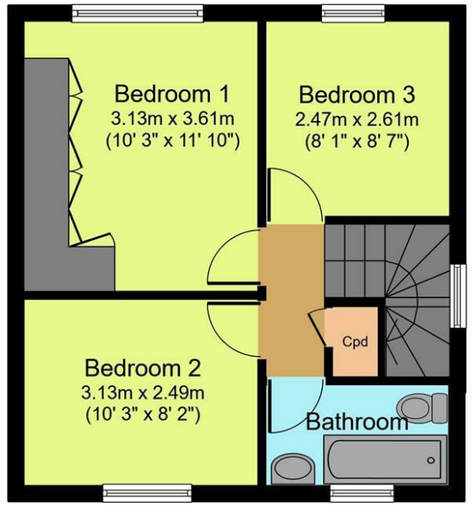
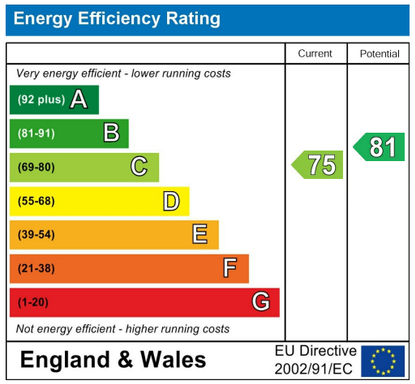



Ground Floor




First Floor

Created using Vision Publisher™




## 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.







# Sable Crest, Bradford, BD2 1EZ

## Offers Over £220,000

# Sable Crest, Bradford, BD2 1EZ

1 3 1

** 3 BEDROOM SEMI-DETACHED ** UNRIVALLED VIEWS ** NO ONWARD CHAIN ** OFF-STREET PARKING & GARAGE ** POPULAR RESIDENTIAL AREA ** IDEAL FIRST TIME BUYER HOME ** A 3 bedroom semi-detached family home with unrivalled panoramic views over the city, presented to the market with no onward chain, making it an ideal opportunity for both first-time buyers and families alike.

An entrance vestibule with downstairs w/c leads to a spacious lounge, featuring a front-facing window that fills the room with natural light. The lounge is adorned with carpeted flooring and modern lighting, creating a warm and inviting atmosphere. The open access to the dining kitchen enhances the flow of the ground floor, where you will find sleek white gloss wall and base units, along with space and plumbing for appliances. The kitchen is equipped with an integral fridge freezer, oven, and gas hob, and offers ample room for a dining table, all set upon stylish laminate flooring. A delightful conservatory extends from the kitchen, providing additional reception space and direct access to a raised decking area at the rear, perfect for enjoying those stunning views.

The first floor landing features a loft hatch leading to a boarded loft for additional storage and leads to two generously sized double bedrooms, both featuring windows that allow for plenty of light and carpeted flooring with neutral decor. The larger-than-average third bedroom maintains the same tasteful finish. Completing this floor is a modern family bathroom, fully tiled and equipped with a three-piece suite, including a bath with a shower over, wash hand basin, and W/C.

Externally, the property boasts a driveway made of 90sqm of imprinted concrete leading to a garage with electric door, alongside steps that guide you to a patio area at the front and side. The raised decking at the rear offers an idyllic spot to relax and take in the unrivalled views, while steps lead down to a low-maintenance garden space.















Fixtures & fittings

3 Bedroom Semi-Detached With Unrivalled Views Across Bradford, Off-Street Parking & Garage, Offered With No Onward Chain.

Rating authority

Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure

Freehold