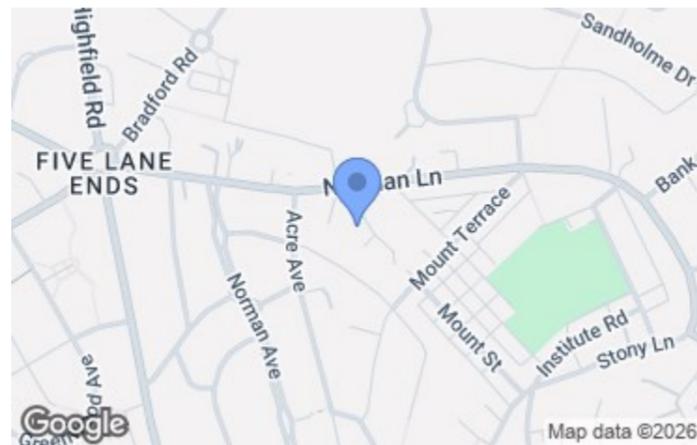


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.



Mount Grove, Bradford, BD2 2JL
Offers In The Region Of £205,000

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.



Mount Grove, Bradford, BD2 2JL

 1  2  1

Beautifully Presented Stone End Townhouse **
 2 Double Bedrooms ** Room To Extend S.T.P.P.
 ** Patinated Drive & Detached Garage **
 Substantial Manicured Private Rear Garden **
 Quiet Cul-De-Sac Position ** Excellent
 Transport Links & Close To Amenities ** Early
 internal viewings are highly recommended to
 appreciate this beautifully presented home
 situated on a generous plot on a quiet cul-de-sac
 offering a substantial rear garden and ample
 off-street parking!

Composite door into vestibule leads into
 spacious lounge with feature papered wall, light
 modern décor, cornice ceiling, picture bay
 window with vertical blinds and carpet flooring.
 The dining kitchen sits to the rear aspect and is
 fitted with light Oak base units with
 complimentary work surfaces, free standing
 cooker, stainless steel sink and drainer inset, a
 view of the rear garden. Space for dining table
 and chairs, side pantry/utility room plumbed
 for washer and dryer, rear access via Rock
 composite door to the rear garden.

The first floor landing gives access to 2 double
 bedrooms and a family bathroom. The main
 double bedroom is fitted with built in sliding
 mirrored wardrobes, vertical blinds, radiator
 covers and carpet flooring. The family
 bathroom has a white 3 piece suite with chrome
 fittings, over bath power shower with glazed
 concertina splash screen, fully panelled with
 marble vein PVC splashbacks, push button w/c,
 and wash hand basin, chrome ladder radiator
 and cushion flooring.

Externally, the property enjoys a substantial
 plot, to the front is a artificial lawn with
 selective planting, blue slate border, timber
 fencing, wrought Iron gates leading to grey
 cobbled patterned concrete drive & large
 detached garage with electric door & mains
 power. To the rear is large private rear garden
 with matching cobbled patio area with in
 pressed nautical compass, striped manicured
 laid lawn, mature planted borders, concrete
 fencing, rear secondary seating/dining area.
 Ample room to Extend, CCTV & alarm.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings
 Beautiful Home With Room To Extend to side or
 rear Subject To Planning Permission.

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