

Lower Ground Floor **Ground Floor** **First Floor**

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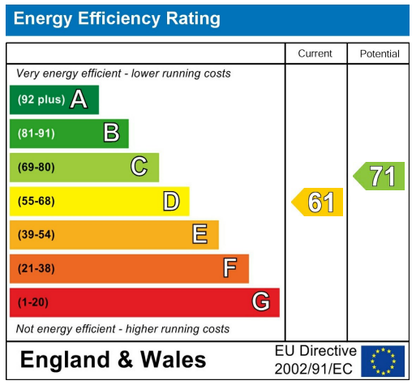

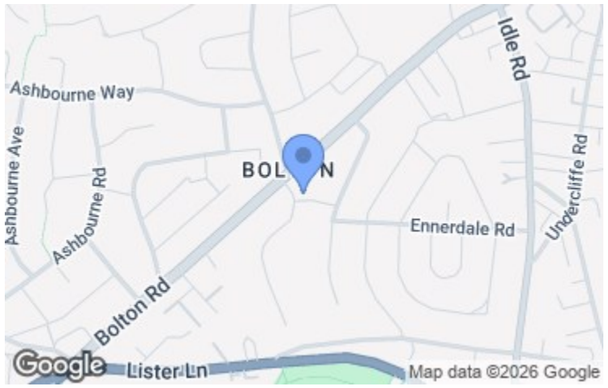

Viewing arrangements

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

Directions

See Mapping.

Derwent Road, Bradford, BD2 4HR

£350,000

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.

Derwent Road, Bradford, BD2 4HR

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** 3 DOUBLE BEDROOMS ** DECEPTIVELY SPACIOUS ** ACCOMMODATION OVER 3 FLOORS ** SUPERB POTENTIAL ** ENCLOSED GARDENS & AMPLE OFF-STREET PARKING ** A charming 3 bedroom detached dormer bungalow presenting an exceptional opportunity for families seeking space and potential, with ample off-street parking, enclosed private gardens and unrivalled views from the dormer window.

The entrance hall leads to all rooms on the ground floor, stairs to the dormer bedroom and stairs to the basement. The lounge is naturally lit via a large window to front and includes a feature fireplace, oak flooring and neutral decor. The second reception room, which flows seamlessly into the kitchen, offers ample space for family dining. The kitchen is fitted with sleek white gloss units and provides ample space for undercounter appliances and an electric cooker, with access to a porch to the rear.

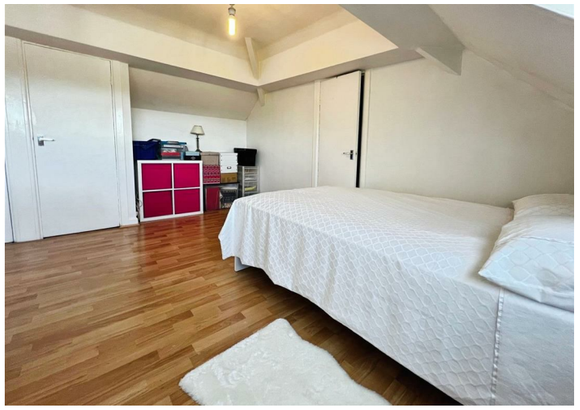
The main double bedroom is generously sized, featuring a front-facing window and carpeted flooring. The second double bedroom, currently utilised as a guest room, benefits from laminate flooring and a rear window that invites natural light. The family bathroom is well-appointed with a three-piece suite, including a bath with a shower over, wash hand basin and w/c.

The property further impresses with its lower ground basement, previously used as a dining kitchen, which offers significant storage and potential for conversion. The large attic dormer bedroom is finished with neutral decor and laminate flooring, showcasing unrivalled views across Bradford and presents an exciting opportunity for further development, S.T.P.P.

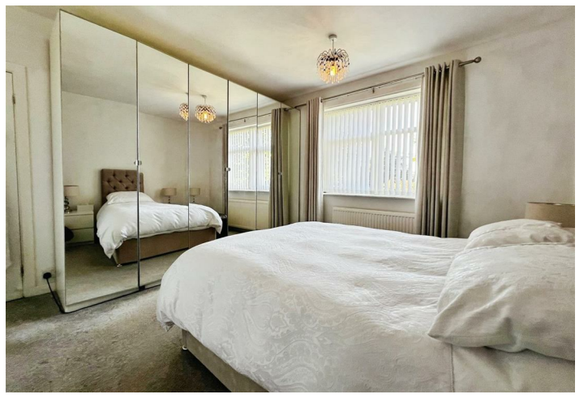
All rooms are equipped with gas central heating and uPVC double glazing throughout.

Externally, the bungalow is complemented by off-street parking for multiple vehicles, a car port, and a detached garage. The enclosed and secluded gardens provide a peaceful retreat, featuring a spacious lawn, a raised decking area for outdoor entertaining, and mature plants for added privacy















Fixtures & fittings

Deceptively Spacious 3 Double Bedroom Detached Dormer Bungalow With Ample Off-Street Parking, Large Enclosed Garden & Stunning Views.

Rating authority

Borough Council Tax Band D

Services

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

Tenure

Freehold