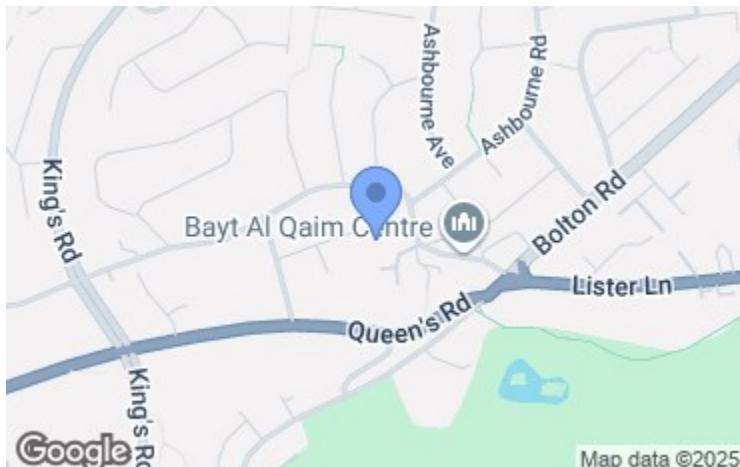


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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@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.



**Queens Rise, Bradford, BD2 4BS
Offers In The Region Of £175,000**



** 2 DOUBLE BEDROOMS ** SEMI-DETACHED TRUE BUNGALOW ** RECENTLY REFURBISHED THROUGHOUT ** MODERN KITCHEN & BATHROOM ** READY TO MOVE IN FEEL ** STUNNING GARDENS ** OFF-STREET PARKING & GARAGE ** A recently refurbished two bedroom semi-detached bungalow, offered to the market with no onward chain. Situated, tucked away on a popular residential cul-de-sac, the property has a new roof, a full re-wire, re-plastered, new kitchen, new bathroom, new security alarm system, boarded and insulated loft and a garage with new electric up and over door.

Internally, the property comprises a PVCu double glazed porch to side, with space for sorting coats and shoes, leading to a light and airy entrance hall with built in storage cupboards and a loft hatch with drop down ladder. A generously proportioned lounge sits to the front aspect, with a large picture double glazed window to front, a gas fire with marble surround and mantle over, wall lighting, carpeted flooring and neutral décor. A newly fitted kitchen comprises a range of modern gloss wall and base units, an integral double electric oven, electric hob with extractor fan over, integral washing machine, space for fridge freezer, a sink and

drainer, tiled splashbacks, built in pantry cupboard and a double glazed window to front.

The main bedroom sits to the rear aspect, generous in size with neutral decor, carpeted flooring, gas central heating radiator and a double glazed window looking out into the rear garden. The second double bedroom sits adjacent to the first, currently used as a spare bedroom/home office, with gas central heating radiator and a double glazed window to rear. The contemporary shower room includes a walk-in shower unit, w/c, wash hand basin with vanity unit under.

Externally, the property has ample off-street parking to the front leading to a detached garage with electric up and over door, power and lighting. A low maintenance garden to front and a mix of patio and lawn with established flowerbed surround.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Immaculate 2 Bedroom True Bungalow With Generous Garden, Off-Street Parking & Detached Garage.

Rating authority
Borough Council Tax Band C

Services

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Tenure
Freehold