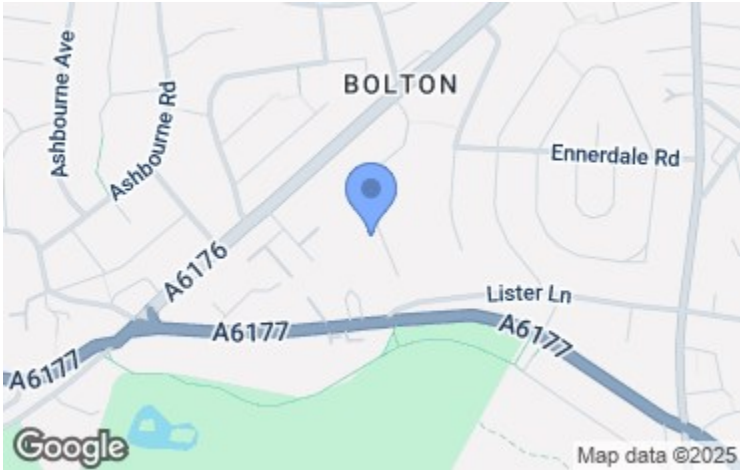


Ground Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping...

Derwent Road, Bradford, BD2 4HR
Offers In The Region Of £170,000

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

 1  2  1

**** 2 BEDROOMS ** TRUE BUNGALOW **
GENEROUS GARDENS ** OFF-STREET
PARKING ** POTENTIAL TO
EXTEND/CONVERT S.T.P.P ** NEW
KITCHEN & BATHROOM ** QUIET CUL-DE-
SAC LOCATION **** This semi-detached true
bungalow offers 2 well-proportioned bedrooms
and a contemporary bathroom, this true
bungalow is perfect for those seeking a low-
maintenance lifestyle.

Enter through a composite door to front in the
entrance hall leading to all rooms internally.
The spacious lounge, positioned at the front of
the property naturally lit via a double glazed
window to front also comprising a feature
fireplace. The newly fitted kitchen is a standout
feature, equipped with a range of wall and base
units, integral appliances, plumbing for washing
machine, electric oven with a gas hob. A
window overlooks the rear garden, and a door
provides convenient access to the side of the
property. There is ample space for a family
dining table.

The main bedroom is a generous double,
offering a peaceful view of the rear garden,
while the second bedroom serves as a versatile
space, perfect for guests or as a study. The
contemporary bathroom is beautifully designed
with part-tiled walls and flooring, featuring a
white three-piece suite that includes a bath with
a shower over, a wash hand basin with a vanity
unit, and a w/c.

Externally, the property sits on a generous plot
with a well-maintained front garden, complete
with lawn and flowerbeds. A side driveway
provides ample parking and leads to a detached
garage equipped with power and lighting. The
substantial rear garden, various patio seating
areas, a lawn, and mature plants, perfect for
outdoor relaxation.

With modern yet neutral décor throughout, gas
central heating, and PVCu double glazing, this
bungalow is ready for you to move in and make
it your own.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Two Bedroom Semi-Detached True Bungalow With No Kitchen &
Bathroom, Off-street Parking & Large Garden To Rear.

Rating authority
Borough Council Tax Band C

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